

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET		
LIMIT OF WORK		
LIMIT OF DISTURBANCE		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
CURB AND GUTTER		
---	CONCRETE CURB & GUTTER	---
---	UTILITY POLE WITH LIGHT	---
---	POLE LIGHT	---
---	UTILITY POLE	---
---	TYPICAL LIGHT	---
---	TYPICAL SIGN	---
---	PARKING COUNTS	---
---	CONTOUR LINE	---
---	SPOT ELEVATIONS	---
---	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	HYDRANT	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---
---	GRATE INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PEDESTAL	---
---	MONITORING WELL	---
---	TEST PIT	---
---	BENCHMARK	---
---	BORING	---

STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BLDG	BUILDING
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARDS
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
ELEC	ELECTRIC
ELEV	ELEVATION
EW	END WALL
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOD	LIMITS OF DISTURBANCE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PI	POINT OF INTERSECTION
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
-	DEGREE
Ø	DIAMETER
#	NUMBER

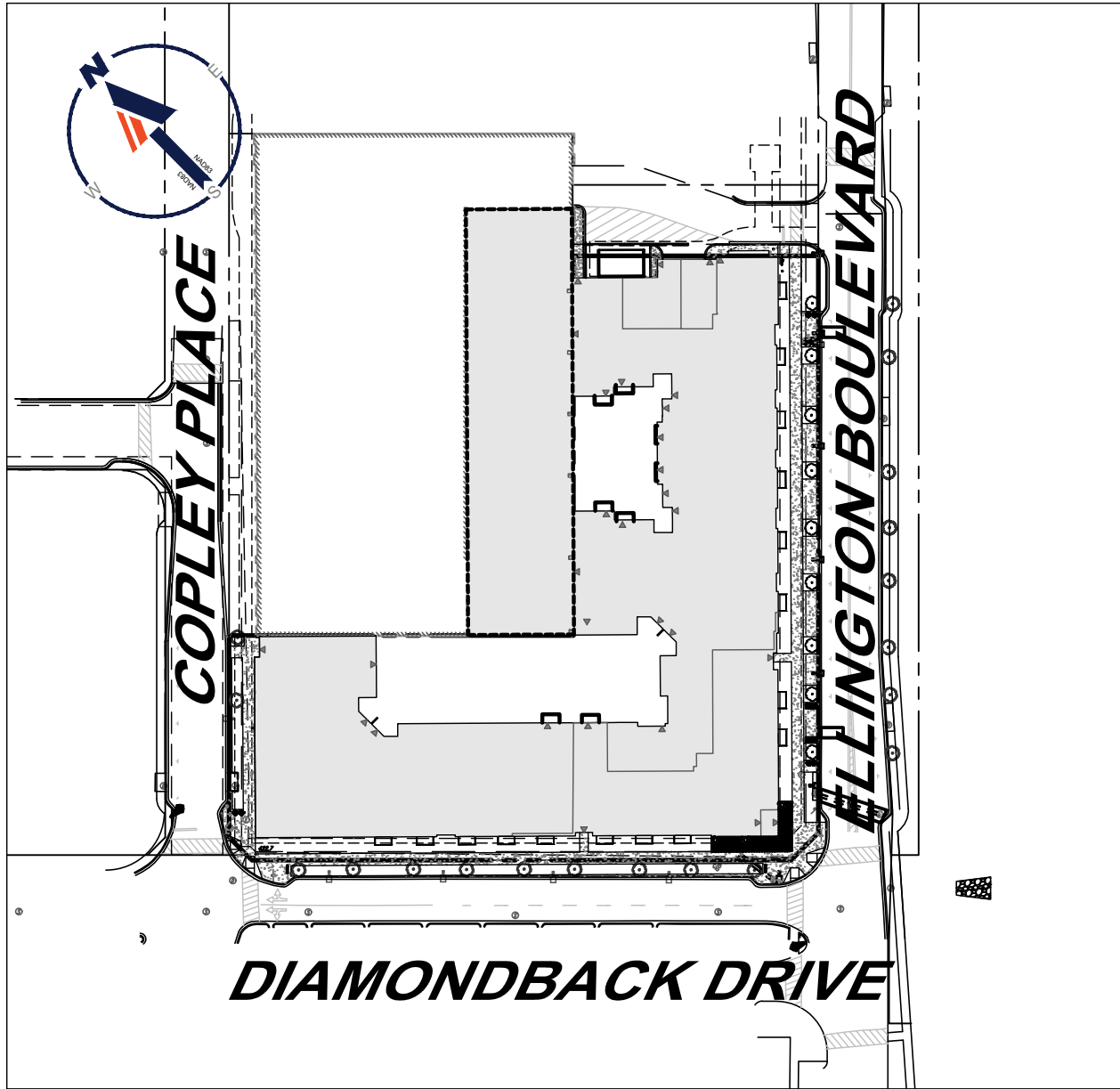
GENERAL NOTE		
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND CODES.		

FINAL SITE PLAN

FOR

FAIRFIELD AT CROWN

LOCATION OF SITE
333 ELLINGTON BOULEVARD
MONTGOMERY COUNTY
GAITHERSBURG, MD 20878
LOT 3, BLOCK A



DEVELOPER / APPLICANT

FRH REALTY, LLC
3330 CUMBERLAND BLVD, SUITE 375
ATLANTA, GEORGIA 30339
CONTACT: BRYAN CONDIE
PHONE: (404) 442-3862
EMAIL: BCONDIE@FRRES.COM

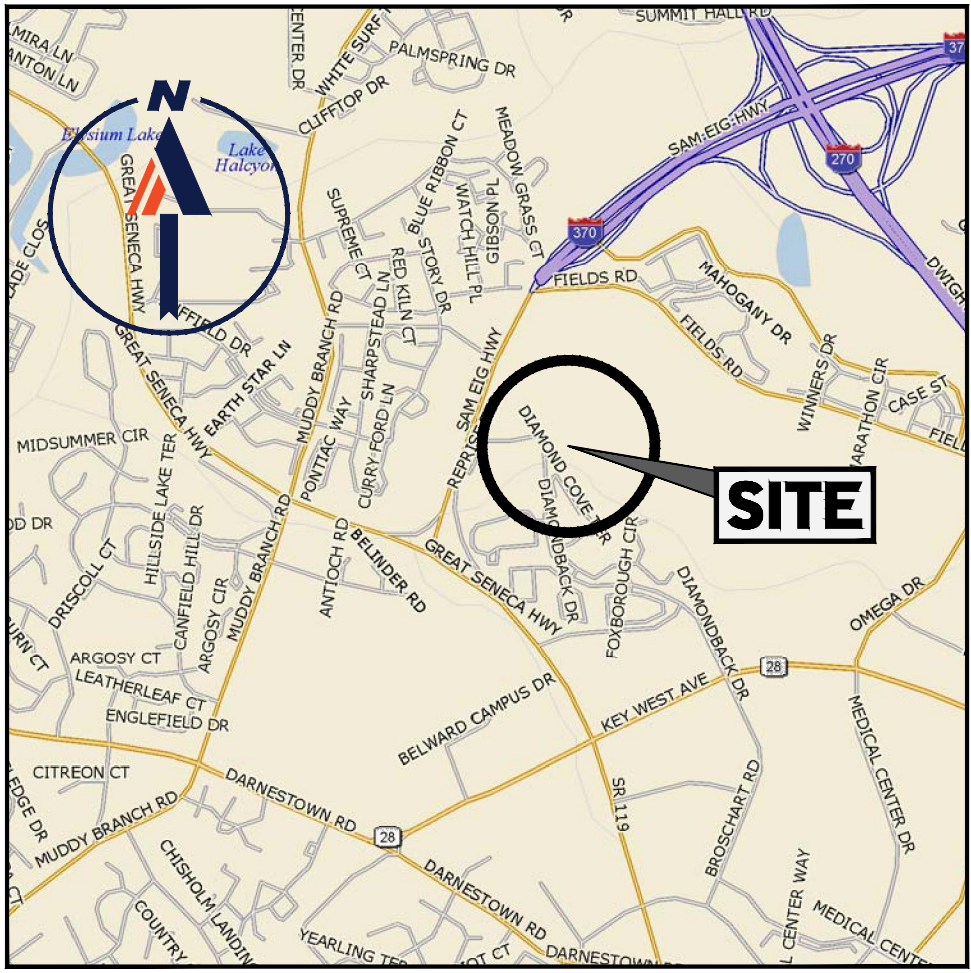
PREPARED BY

BOHLER

CONTACT: NICHOLAS B. SPEACH, P.E.

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LOCATION MAP

COPYRIGHT 2003
DELORME STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

REFERENCES:

- ALTANSPPS LAND TITLE SURVEY:
BOHLER ENGINEERING
"FAIRFIELD DOWNTOWN CROWN
ELLINGTON BLVD AND DIAMONDBACK DRIVE"
JOB NO.: SB192187
DATED: 03/11/20
- SCHEMATIC DEVELOPMENT PLAN:
BOHLER ENGINEERING
JOB NO.: MB192187
DATED: 11/12/20
- FINAL EROSION AND SEDIMENT CONTROL PLAN:
BOHLER ENGINEERING
JOB NO.: MB192187
DATED: 11/18/20

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 14550178

UTILITY COMPANY	PHONE NUMBER
VERIZON - LAMBERT CABLE	(301) 210-0355
MCI	(800) 289-3427
PEPCO/UTILIQUEST	(301) 210-0355
COMCAST UTILIQUEST	(301) 210-0355
WASHINGTON GAS-UTILIQUEST	(301) 210-0355
WSSC - PINPOINT UG	(301) 868-6803

DRAINAGE AREAS	
PRE-CONSTRUCTION DA (AC.)	POST-CONSTRUCTION DA (AC.)
2.78	2.11

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877	
SITE PLAN APPROVAL	
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON: <u>June 16, 2021</u>	
APPLICATION NO.: <u>SP-8774-2021</u> <u>WAS GRANTED</u>	
FINAL SITE PLAN APPROVAL	
WITH <u>SIX (6)</u> CONDITIONS SEE 2 DTA LETTER	
DATE: <u>8/9/2021</u> BY: <u>Nicholas B. Speech</u>	
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF	

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS	
FINAL APPROVAL	
APPLICATION NO. <u>SP-8774-2021</u>	
DATE <u>August 9, 2021</u>	
BY: <u>Nicholas B. Speech</u>	

DESIGN CERTIFICATION

"I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN HAS BEEN PREPARED WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," CITY OF GAITHERSBURG CHAPTER 8, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORMDRAIN AND DESIGN CRITERIA DATED AUGUST 1988.

SIGNATURE _____ DATE _____

PRINTED NAME AND TITLE _____ P.E. REGISTRATION NO. _____



REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT No.:	MB192187
DRAWN BY:	AJH
DATE:	11/18/20
CAD ID:	SD0

PROJECT:

FINAL SITE PLAN

FOR

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

100-1

ORG. DATE - 11/18/20



INSLEY PLACE
(PRIVATE ROADWAY)

COPLEY PLACE
(PRIVATE ROADWAY)

ELLINGTON BOULEVARD

DIAMONDBACK DRIVE

LANDS OF
VII CROWN FARM OWNER, LLC
LIBER 38570 FOLIO 246
TM:FS42
AREA: 76,894 S.F. OR 1.765 AC.

REFERENCES:

1. ALTA / NSPS LAND TITLE SURVEY:
BOHLER ENGINEERING
"FAIRFIELD DOWNTOWN CROWN
ELLINGTON BLVD AND DIAMONDBACK
DRIVE"
JOB NO.: SB192187
DATED: 03/11/20

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY
SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND
FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY
INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES
RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20088452

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
COMCAST-UTILIQUEST	NO CONFLICT	301-210-0355
PEPCO-UTILIQUEST	MARKED	301-210-0355
VERIZON	MARKED	301-210-0355
WASHINGTON GAS-UTILIQUEST	NO CONFLICT	301-210-0355
WSSC	MARKED	301-868-6803

LEGEND

— 123 —	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
⊕	HYDRANT
⊕	WATER VALVE
— G —	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
— E —	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
⊙	SANITARY MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	ELECTRIC MANHOLE
— X —	SIGN
⊕	FENCE
⊕	AREA LIGHT
⊕	CLEAN OUT
⊕	PAINTED ARROWS
⊕	TITLE REPORT EXCEPTION
⊕	DENOTES PARKING SPACE COUNT
⊕	BENCHMARK
⊕	TREE (SIZE AS NOTED)
⊕	BORING LOCATION

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON June 16, 2021
APPLICATION NO. SP-8774-2021 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH SIX (6) CONDITIONS SEE S.D.A. LETTER.
DATE 8/9/2021 BY *James P. Regan*
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED
BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
APPLICATION NO. SP-8774-2021
DATE August 9, 2021
BY *William P. Regan*



REVISIONS

REV	DATE	COMMENT	DRAWN BY



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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MB192187
DRAWN BY: AJH
CHECKED BY: NBS
DATE: 11/18/20
CAD ID: SSD

PROJECT:

FINAL SITE PLAN

FOR

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A



16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NUMBER:

103-1

ORG. DATE - 11/18/20





COPLEY PLACE
(PRIVATE ROADWAY)

INSLEY PLACE
(PRIVATE ROADWAY)

ELLINGTON BOULEVARD

DIAMONDBACK DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROAD
PLAT NO. 24363
SPEED LIMIT: 25 MPH

SITE PLAN GENERAL NOTES

PROPERTY INFORMATION

1. DEVELOPER/APPLICANT:

FRH REALTY, LLC
3330 CUMBERLAND BLVD, SUITE 375
ATLANTA, GA 30339
CONTACT: BRYAN CONDIE
PHONE: (703) 414-8411
EMAIL: BCONDIE@FRRES.COM

2. THIS PLAN IS BASED ON AN ALTANSPS TITLE SURVEY BY:

BOHLER ENGINEERING
"FAIRFIELD DOWNTOWN CROWN
ELLINGTON BLVD AND DIAMONDBACK DRIVE"
JOB NO.: SB192187
DATED: 03/11/20

3. PROPERTY IS KNOWN AS BEING SHOWN AS LOT 3, BLOCK A, ON THE PLAT OF CORRECTION PLAT 28 CROWN FARM RECORDED JULY 26, 2012, IN PLAT INSTRUMENT NO. 24454 OF THE MONTGOMERY COUNTY RECORDS, MARYLAND. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO VII CROWN FARM OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE, FROM CROWN VILLAGE FARM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED DECEMBER 30, 2009, AS BOOK 38570, PAGE 246 OF THE MONTGOMERY COUNTY RECORDS, MARYLAND.

4. EXISTING TOTAL LOT SIZE: 1.765 AC

5. EXISTING ZONE: MXD (MIXED USE DEVELOPMENT)

6. EXISTING USE: VACANT

7. PROPOSED USE: MULTI-FAMILY RESIDENTIAL

8. NO STREAMS WERE OBSERVED ON THE PROPERTY. THE PROPERTY IS WITHIN THE ROCK CREEK WATERSHED.

9. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND, AND INCORPORATED AREAS, PANEL 327 OF 480", MAP NUMBER 24031C0327D, WITH A MAP EFFECTIVE DATE SEPTEMBER 29, 2006."

10. NO WETLANDS WERE OBSERVED ON THE PROPERTY OR IN THE IMMEDIATE VICINITY.

11. THERE IS NO FOREST ON THE PROPERTY.

12. NO DAMS ARE NOTED UPSTREAM OF THE PROPERTY.

13. NO RARE, THREATENED, OR ENDANGERED SPECIES OF PLANTS OR ANIMALS WERE OBSERVED ON THE PROPERTY. NO WILDLIFE WAS OBSERVED ON THE PROPERTY.

14. THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.

15. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

PARKING TABLE (RESIDENTIAL, TIERS 3-5)		
1.00 SPACES / STUDIO	43 UNITS X 1.00 =	43.00 SPACES
1.25 SPACES / 1BR	147 UNITS X 1.25 =	183.75 SPACES
1.50 SPACES / 2BR	50 UNITS X 1.50 =	75.00 SPACES
2 SPACES / 3BR	4 UNITS X 2.00 =	8.00 SPACES
		309.75 SPACES REQUIRED
		313.00 SPACES PROVIDED
ACCESSIBLE PARKING (301 TO 400 TOTAL PARKING SPACES = 8 SPACES)	310 SPACES	8.0 SPACES REQUIRED
		8.0 SPACES PROVIDED
MOTORCYCLE PARKING (2% OF TOTAL)	310 SPACES X 2% =	7.0 SPACES REQUIRED
		7.0 SPACES PROVIDED
BICYCLE SPACES (1 PER 25 SPACES)	310 SPACES / 25 =	13 SPACES REQUIRED
		13 SPACES PROVIDED

NOTE: RESIDENTIAL PARKING SPACES PROVIDED START ON LEVEL 3 OF PARKING GARAGE. TOTAL PARKING = 742 SPACES.

SITE ANALYSIS		PERMITTED/REQUIRED	PROVIDED
1. MINIMUM LOT SIZE:	EXISTING LOT	N/A	1.765 ACRES
	LOT ROAD DEDICATION	N/A	0.000 ACRES
	NET LOT	N/A	1.765 ACRES
2. MINIMUM GREEN AREA:	24-1600.6 (a)	40%	41% - 31.750 S.F. OR 0.73 AC
3. DWELLING UNITS	247 UNITS	244 RESIDENTIAL UNITS	
	MODERATELY PRICED DWELLING UNITS *ACROSS THE ENTIRE CROWN FARM DEVELOPMENT	12.5%*	27 UNITS
4. TOTAL MULTI-FAMILY USE S.F.	-		48,556 S.F.
5. TOTAL IMPERVIOUS	-		59% - 48,556 S.F. OR 0.111 AC
6. BUILDING HEIGHT	5/6 STORIES & 75' **		5/6 STORIES & 70'
7. BUILDING SETBACKS	COPLEY PLACE DIAMONDBACK DRIVE ELLINGTON BOULEVARD		14.8' 13.6' 23.6'

NOTE: ANNEXATION AGREEMENT X-182, DATED AUGUST 7, 2006, AS AMENDED, REQUIRED THAT 12.5% OF THE RESIDENTIAL UNITS CONSTRUCTED ON THE CROWN VILLAGE PROPERTY (AS DEFINED IN THE AGREEMENT) BE PROVIDED AS MODERATELY PRICED DWELLING UNITS (MPDUS), BY INCLUDING 27 MPDUS IN THIS PROJECT. THE DEVELOPMENT CONTRIBUTES TO SATISFYING THE OVERALL MPDUS REQUIREMENTS FOR THE CROWN VILLAGE PROPERTY AS OUTLINED IN THE AGREEMENT.

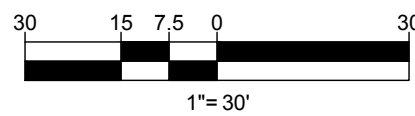
LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 125	CONTOUR LINE	120 125
SPOT ELEVATIONS		SPOT ELEVATIONS TC 516.00 TC 516.00 BC 515.55 BC 515.55
SAN	SANITARY LABEL	SAN
CURB INLET		CURB INLET
MONITORING WELL		MONITORING WELL
BORING		BORING
BENCHMARK		BENCHMARK
LIMITS OF DISTURBANCE		LIMITS OF DISTURBANCE
CONCRETE		CONCRETE
BUILDING FOOTPRINT		BUILDING FOOTPRINT
DOOR LOCATION		DOOR LOCATION
GREEN AREA		GREEN AREA

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021
APPLICATION NO. SP-8774-2021 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH SIX (6) CONDITIONS SEE S.O.A. LETTER.
DATE 8/9/2021 BY *Bryan Condie*
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL

APPLICATION NO. SP-8774-2021
DATE August 9, 2021
BY *Anthony P. Regan*



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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PROJECT NO.: MB192187
DRAWN BY: AJH
DATE: 11/18/20
CAD ID: SSD

PROJECT:

FINAL SITE PLAN

FOR

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A



16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



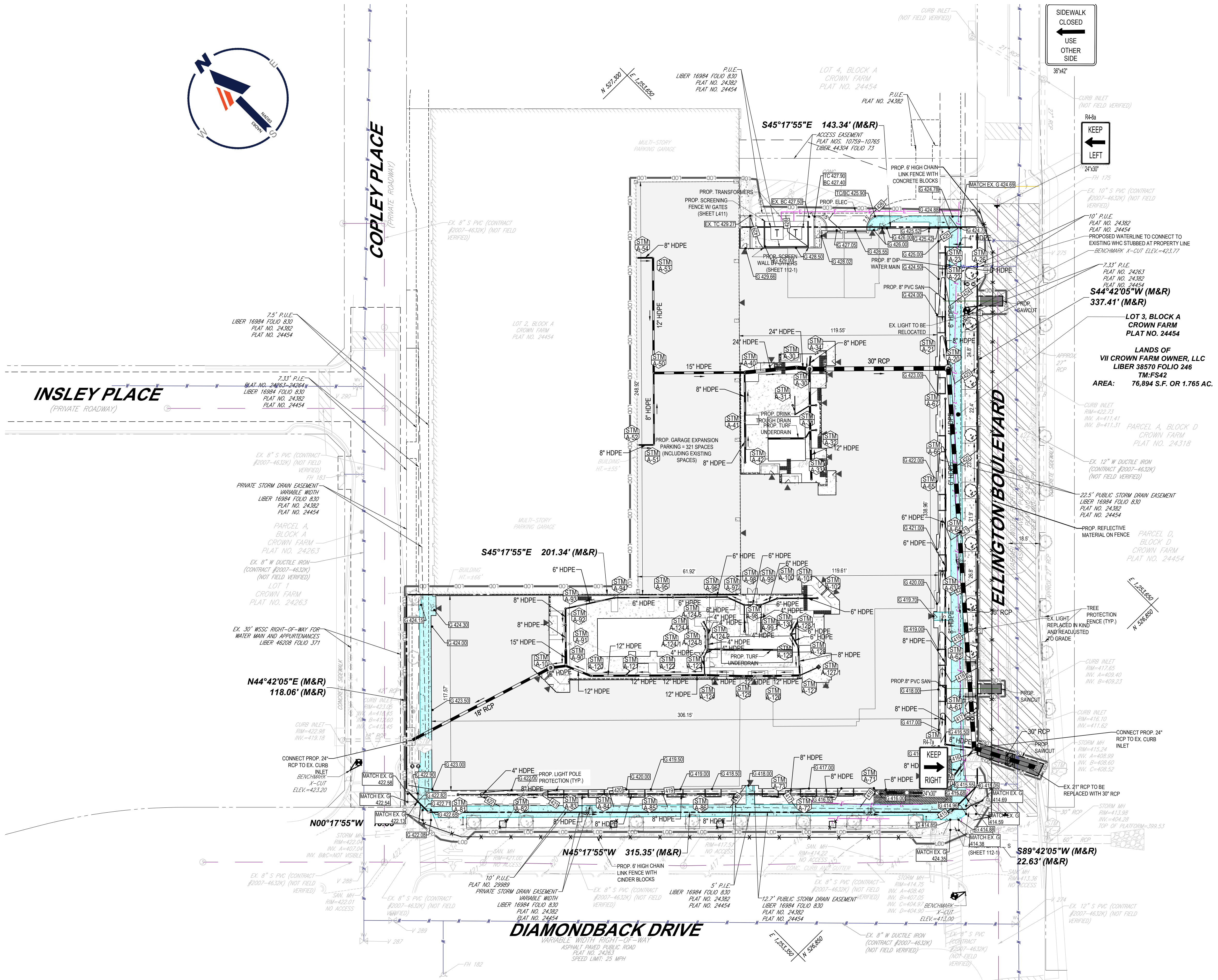
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SITE PLAN

SHEET NUMBER:

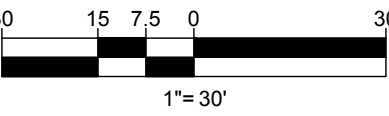
107-1

ORG. DATE - 11/18/20



CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SPRING AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON JUNE 15, 2021
APPLICATION NO. SP-8774-2021 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH SIX (6) CONDITIONS - SEE 5-DIA LETTER.
DATE 8/8/2021 BY *[Signature]*
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
APPLICATION NO. SP-8774-2021
DATE August 9, 2021
BY *[Signature]*



LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 125	CONTOUR LINE	120 125
TC 516.00 OR SEE	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
---	STORM SEWER	---
D	STORM MANHOLE	D
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	YARD INLET	---
---	CURB INLET	---
S-S	SANITARY SEWER	S-S
W-W	WATER	W-W
E-E	GAS	E-E
E-E	ELECTRICAL	E-E
---	MONITORING WELL	---
---	BORING	---
---	BENCHMARK	---
---	TEST PIT	---
---	LIMITS OF DISTURBANCE	---
---	CONCRETE	---
---	BUILDING FOOTPRINT	---
---	DOOR LOCATION	---
---	ADA ROUTE	---
---	MILL AND OVERLAY	---
---	FULL DEPTH ASPHALT PAVEMENT	---

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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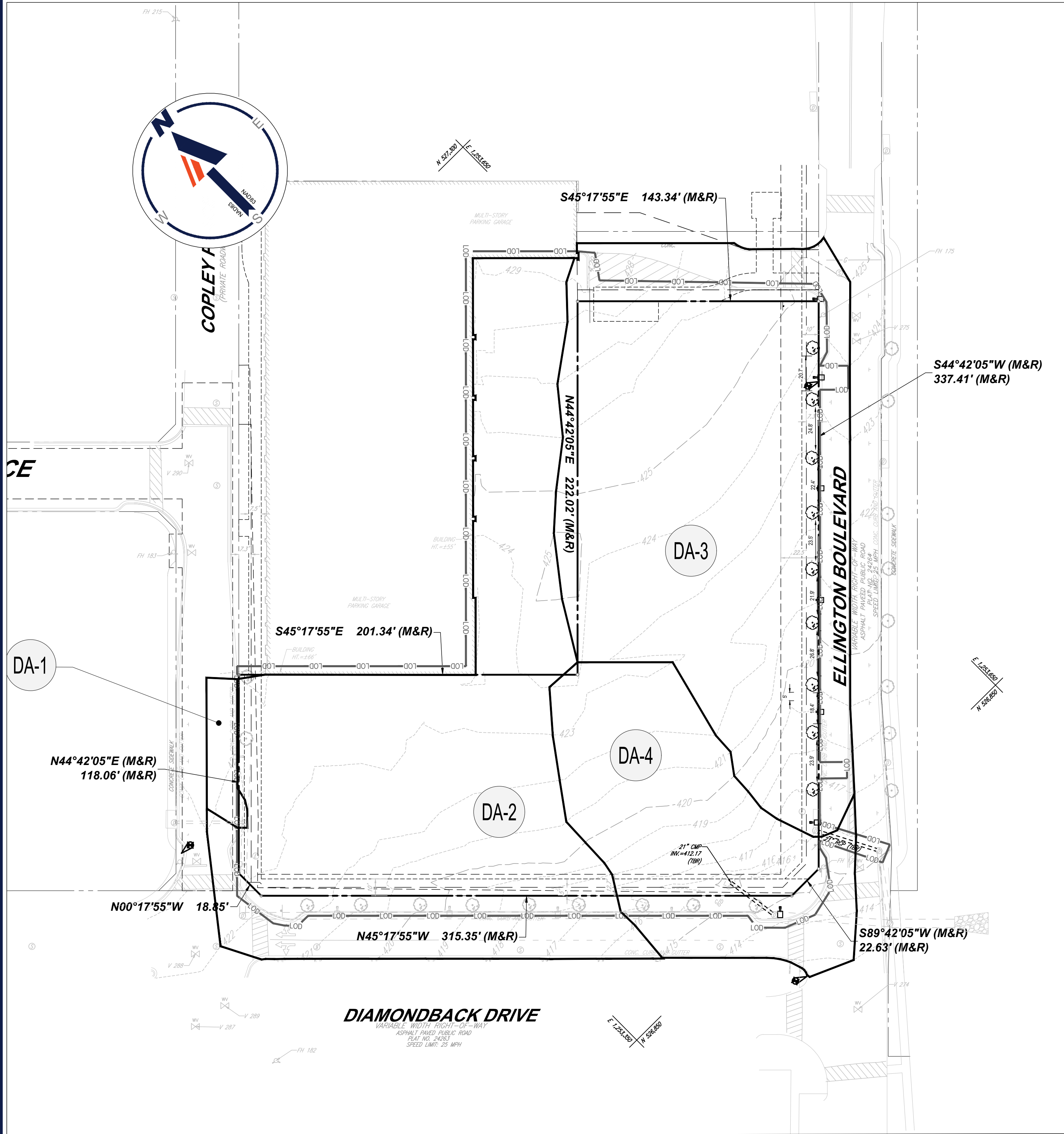
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PROJECT No.: MB192187
DRAWN BY: AJH
CHECKED BY: NBS
DATE: 11/18/20
CAD ID: SSD
PROJECT:

FINAL SITE PLAN
FOR
FRH REALTY, LLC
LOCATION OF SITE:
333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A

BOHLER
16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH
PROFESSIONAL ENGINEER
NICHOLAS B. SPEACH CERTIFICATE OF QUALIFICATION
UNDER THE REGULATION OF THE BOARD OF PROFESSIONAL ENGINEERS
UNDER THE JUDICIAL BRANCH OF THE STATE OF MARYLAND
LICENSE NO. 42093, EXPIRATION DATE: 6/14/2023

SHEET TITLE:
GRADING, UTILITY, & PAVING PLAN
SHEET NUMBER:
108-1
ORG. DATE - 11/18/20



PRE - DEVELOPMENT DRAINAGE AREAS

PRE - DRAINAGE AREAS	
DA-1	0.04 AC
DA-2	1.12 AC
DA-3	1.14 AC
DA-4	0.48 AC

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021

APPLICATION NO. SP-8774-2021 WAS GRANTED

FINAL SITE PLAN APPROVAL

WITH SIX (6) CONDITIONS - SEE 2-DIA LETTER

DATE: 8/9/2021 BY: *[Signature]*

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS

FINAL APPROVAL

APPLICATION NO. SP-8774-2021

DATE August 9, 2021

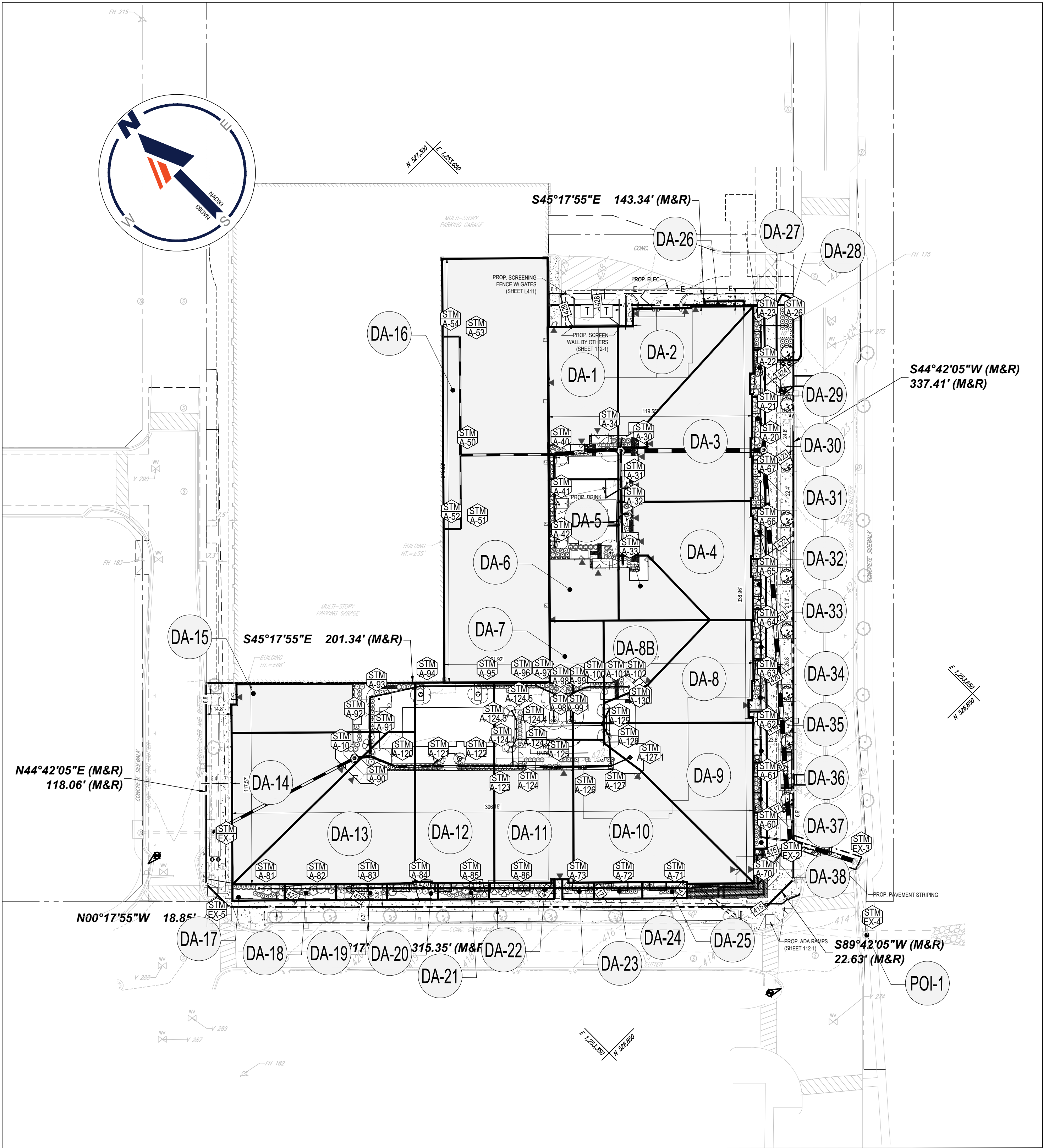
BY: *[Signature]*

POST- DRAINAGE AREAS	
DA-1	0.08 AC
DA-2	0.07 AC
DA-3	0.12 AC
DA-4	0.09 AC
DA-5	0.04 AC
DA-6	0.05 AC
DA-7	0.04 AC
DA-8	0.08 AC
DA-8B	0.04 AC
DA-9	0.10 AC

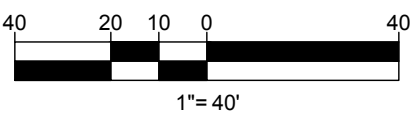
DA-10	0.12 AC
DA-11	0.13 AC
DA-12	0.13 AC
DA-13	0.13 AC
DA-14	0.10 AC
DA-15	0.07 AC
DA-16	0.35 AC
DA-17	0.01 AC
DA-18	0.01 AC
DA-19	0.01 AC
DA-20	0.01 AC
DA-21	0.01 AC

DA-22	0.01 AC
DA-23	0.01 AC
DA-24	0.01 AC
DA-25	0.01 AC
DA-26	0.01 AC
DA-27	0.01 AC
DA-28	0.01 AC
DA-29	0.01 AC
DA-30	0.01 AC
DA-31	0.01 AC
DA-32	0.01 AC
DA-33	0.01 AC

DA-34	0.01 AC
DA-35	0.01 AC
DA-36	0.01 AC
DA-37	0.01 AC
DA-38	0.01 AC



POST - DEVELOPMENT DRAINAGE AREAS



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PROGRAM MANAGEMENT
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REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MB192187
DRAWN BY: AJH
CHECKED BY: NBS
DATE: 11/18/20
CAD ID: SSD

PROJECT:

FINAL SITE PLAN

FOR

FRH REALTY, LLC

LOCATION OF SITE:
333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A

BOHLER

16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH

PROFESSIONAL ENGINEER
7/28/21

BY SIGNING THESE PLANS, I CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 42093, EXPIRATION DATE: 6/14/2023

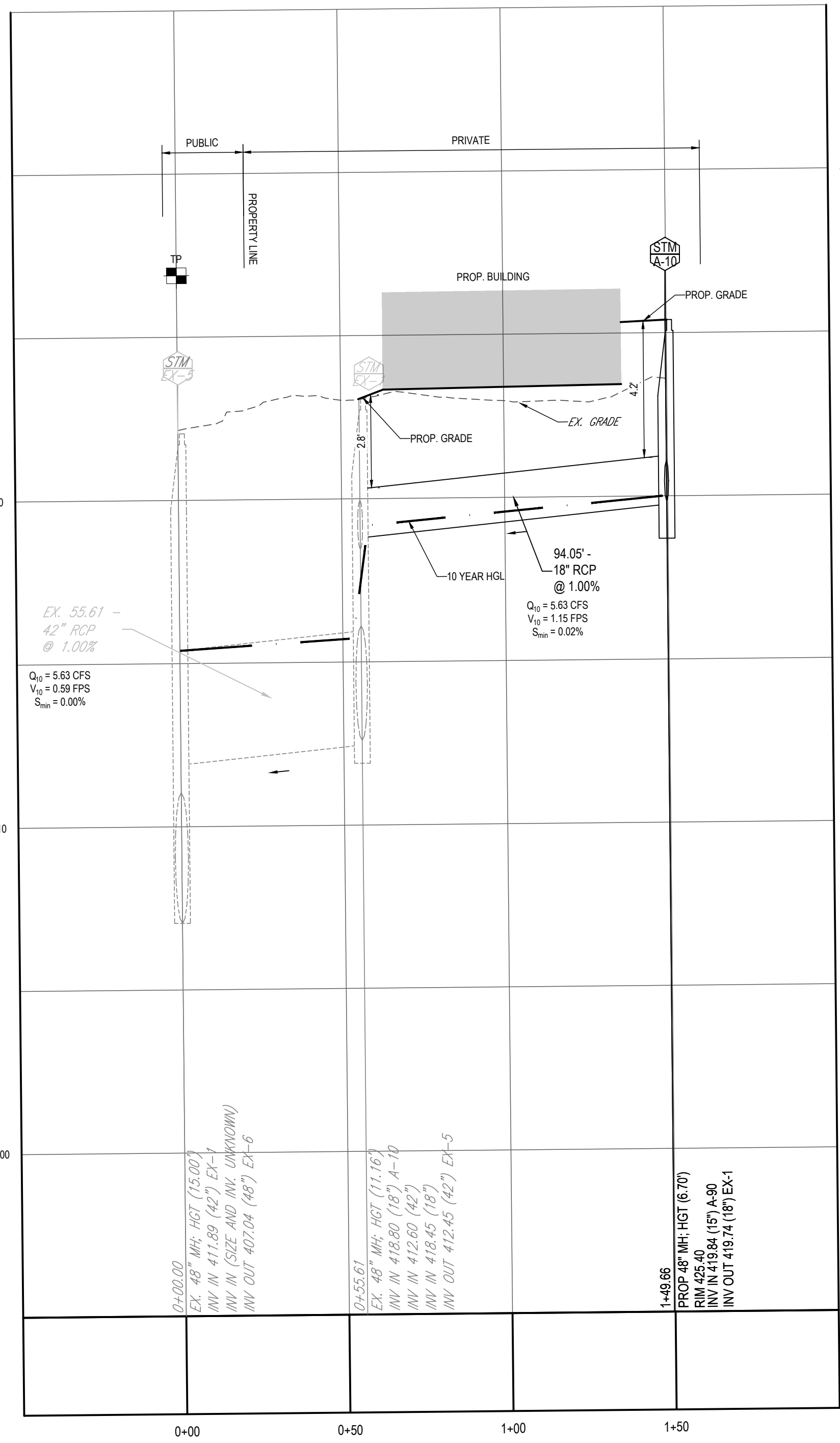
SHEET TITLE:

PRE / POST DRAINAGE AREA PLAN

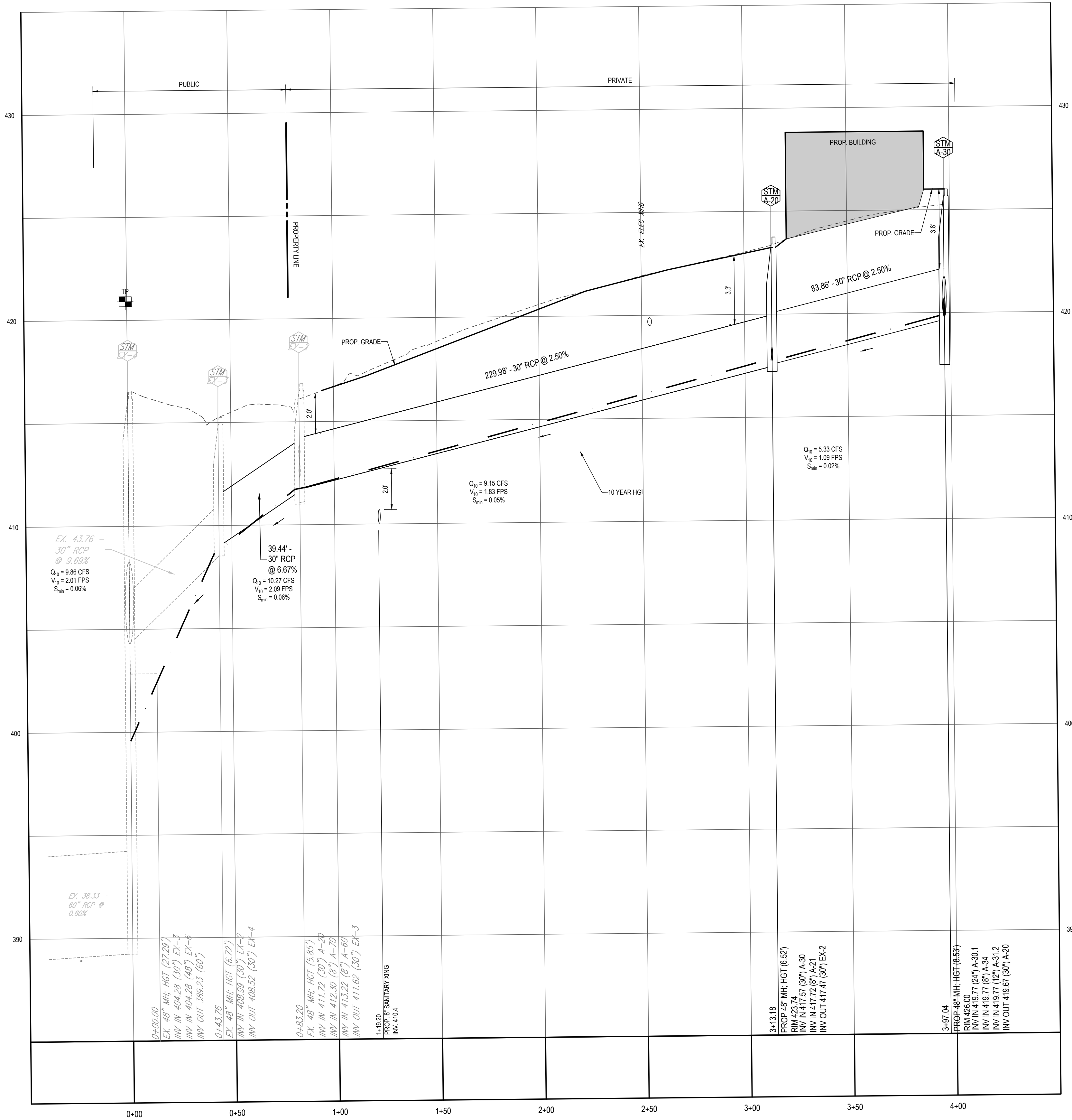
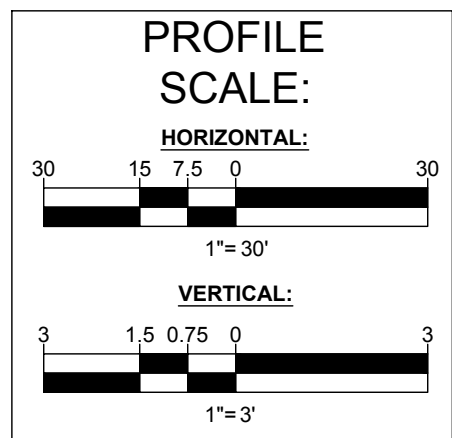
SHEET NUMBER:

109-1

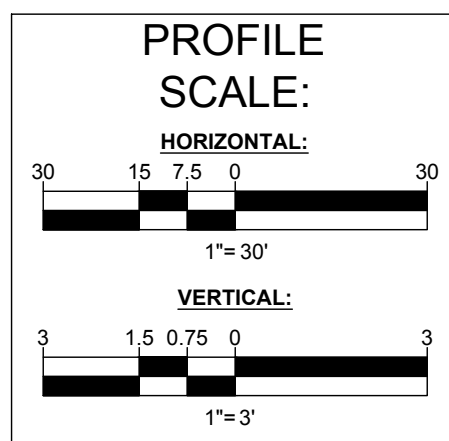
ORG. DATE - 11/18/20



EX-5 TO A-10
SCALE: 1"=30' HORIZONTAL
1"=3' VERTICAL



EX-4 TO A-30
SCALE: 1"=30' HORIZONTAL
1"=3' VERTICAL



CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021

APPLICATION NO. SP-8774-2021 WAS GRANTED

FINAL SITE PLAN APPROVAL

WITH SIX (6) CONDITIONS - SEE 5.018 LETTER.

DATE 8/9/2021 BY *[Signature]*

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS

FINAL APPROVAL

APPLICATION NO. SP-8774-2021

DATE August 9, 2021

BY *[Signature]*

NICHOLAS B. SPEACH
7/28/21
PROFESSIONAL ENGINEER
NICHOLAS B. SPEACH & ASSOCIATES, INC.
10000 WOODBURN AVENUE, SUITE 100
GAITHERSBURG, MARYLAND 20878
PHONE: (301) 809-4500
FAX: (301) 809-4501
MD@BohlerEng.com

SHEET TITLE: **STORMDRAIN PROFILES**

SHEET NUMBER: **110-1**

ORG. DATE - 11/18/20

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PROJECT No.: MB192187
DRAWN BY: AJH
CHECKED BY: NBS
DATE: 11/18/20
CAD ID: SSD

FINAL SITE PLAN

FOR

FRH REALTY, LLC

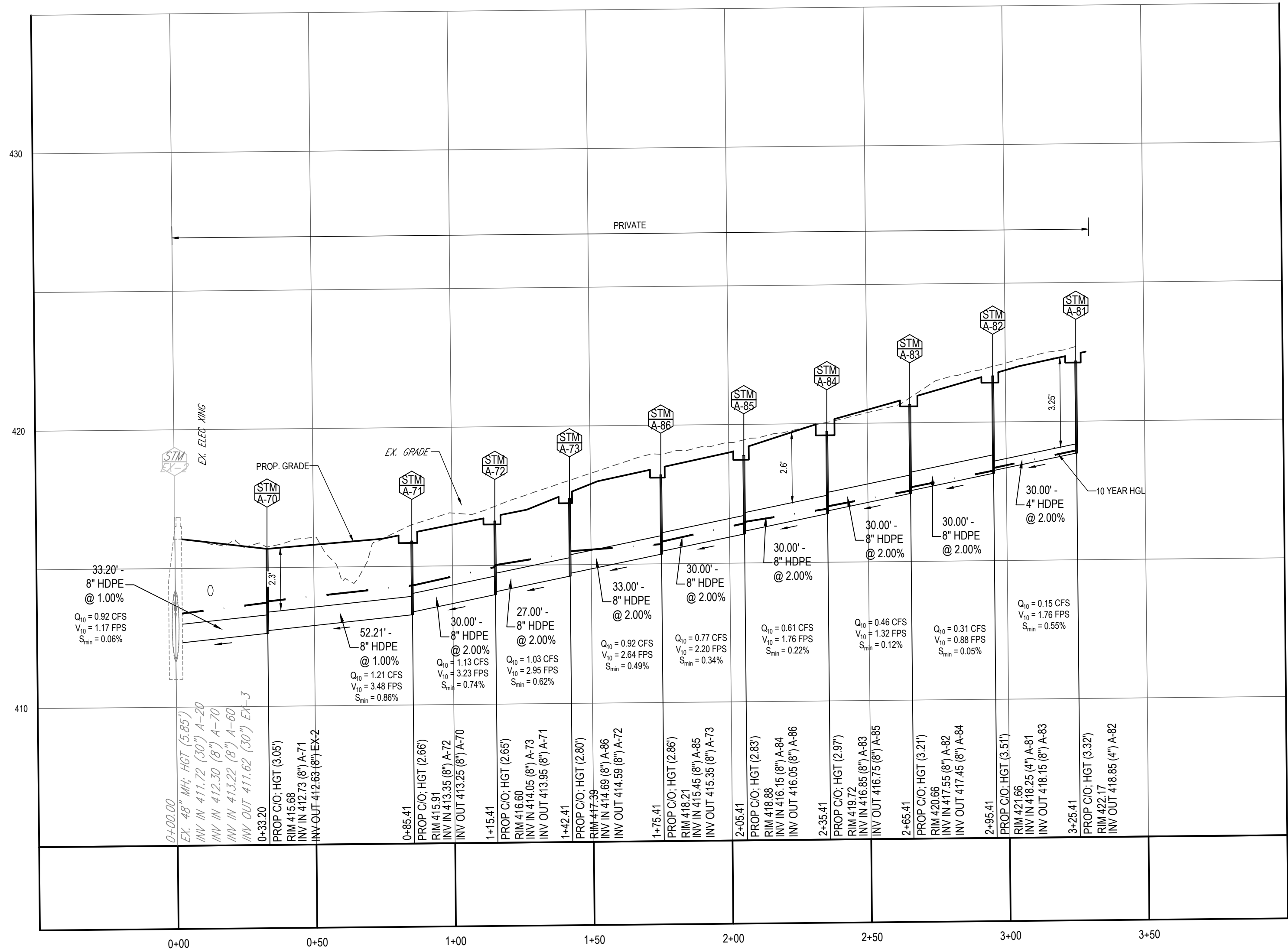
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LOT 3, BLOCK A

BOHLER
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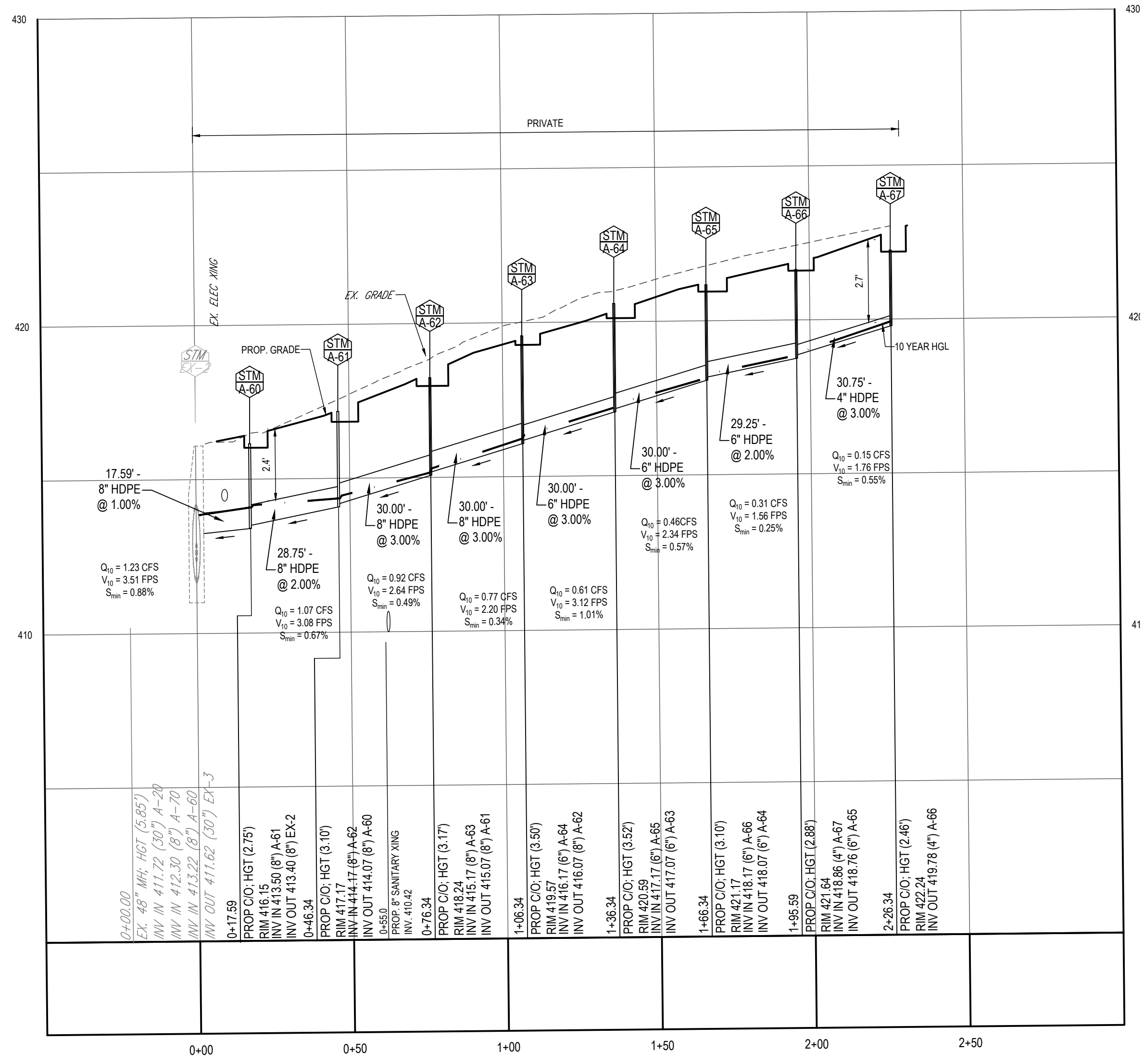
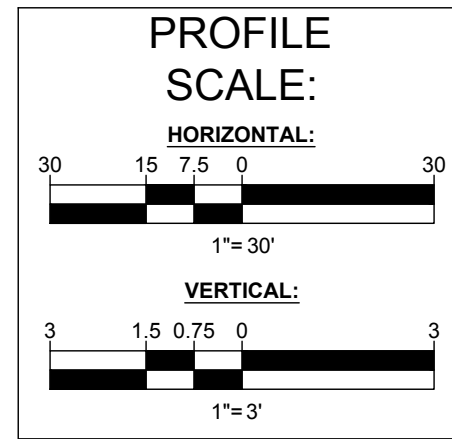
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REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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TRANSPORTATION SERVICES

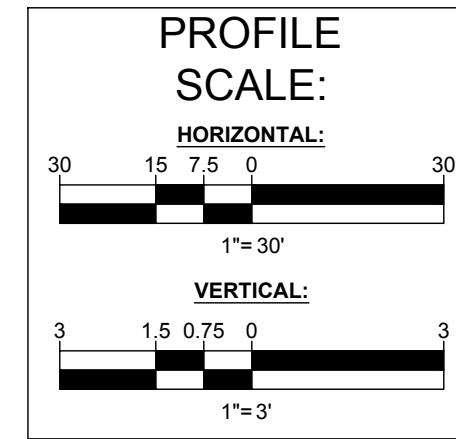
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EX-2 TO A-81
SCALE: 1"=30' HORIZONTAL
1"=3' VERTICAL



EX-2 TO A-67
SCALE: 1"=30' HORIZONTAL
1"=3' VERTICAL



CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021
APPLICATION NO. SP-8774-2021 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH SIX (6) CONDITIONS SEE S.D.A. LETTER.
DATE 8/9/2021 BY *James P. Regan*
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
APPLICATION NO. SP-8774-2021
DATE August 9, 2021
BY *William P. Regan*

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

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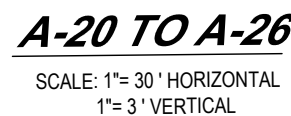
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DRAWN BY: AJH
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DATE: 11/18/20
CAD ID: SSD

PROJECT:
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FOR
FRH REALTY, LLC
LOCATION OF SITE:
333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A

BOHLER
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B. SPEACH
7/28/21
PROFESSIONAL ENGINEER
NICHOLAS B. SPEACH CERTIFICATE OF PROFESSIONAL ENGINEERING
UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NO. 42093, EXPIRATION DATE: 6/14/2023

SHEET TITLE:
STORMDRAIN PROFILES
SHEET NUMBER:
110-2
ORG. DATE - 11/18/20





SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

THE FIRM HAS BEEN LICENSED BY THE STATE OF CALIFORNIA TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES. THE FIRM HAS BEEN LICENSED BY THE STATE OF CALIFORNIA TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES. THE FIRM HAS BEEN LICENSED BY THE STATE OF CALIFORNIA TO PROVIDE PROFESSIONAL ENGINEERING AND ARCHITECTURAL SERVICES.

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MB192187
DRAWN BY:	AJH
CHECKED BY:	NBS
DATE:	11/18/20
CAD I.D.:	SS0

PROJECT:

FINAL SITE PLAN

- FOR -

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A

BOHLER //

**16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715**
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

NICHOLAS B SPEACH

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40263

PROFESSIONAL CERTIFICATION

I, NICHOLAS B. SPEACH, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

7/28/21

SHEET TITLE:

STORMDRAIN PROFILES

SHEET NUMBER

110-3

ORG. DATE - 11/18/20

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON June 16, 2021

APPLICATION NO. SP-8774-2021 WAS GRANTED

FINAL SITE PLAN APPROVAL

WITH SIX (6) CONDITIONS. SEE S.D.A. LETTER.

DATE 8/9/2021 BY *Donna J. Tolbert*

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL

APPLICATION NO. SP-8774-2021

DATE August 9, 2021

BY Anthony P. Reese

11/11/2019

STORM STRUCTURE SCHEDULE			
NAME	TYPE	RIM ELEV. (F.T.)	INVERTS
A-121.1	PROP. TRENCH DRAIN	425.91'	INV OUT = 420.70 (4")
A-122	PROP. PLANT DRAIN	425.50'	INV IN = 420.92 (12") INV OUT = 420.82 (12")
A-123	PROP. PLANT DRAIN	425.50'	INV IN = 421.18 (12") INV OUT = 421.08 (12")
A-124	PROP. PLANT DRAIN	425.50'	INV IN = 421.37 (12") INV IN = 421.37 (4") INV OUT = 421.27 (12")
A-124.1	PROP. PLANT DRAIN	425.44'	INV IN = 421.58 (4") INV OUT = 421.48 (4")
A-124.2	PROP. PLANT DRAIN	425.50'	INV IN = 421.73 (4") INV IN = 421.73 (8") INV OUT = 421.62 (4")
A-124.3	PROP. PLANT DRAIN	425.50'	INV IN = 421.89 (4") INV OUT = 421.79 (4")
A-124.4	PROP. PLANT DRAIN	425.50'	INV IN = 422.05 (4") INV OUT = 421.95 (4")
A-124.5	PROP. PLANT DRAIN	425.44'	INV OUT = 422.10 (4")
A-124.6	PROP. UNDERDRAIN	421.45'	INV IN = 421.91 (8") INV OUT = 421.81 (8")
A-125	PROP. PLANT DRAIN	425.83'	INV IN = 423.70 (12") INV OUT = 423.60 (12")
A-126	PROP. PLANT DRAIN	425.83'	INV IN = 421.98 (12") INV OUT = 421.88 (12")
A-127	PROP. PLANT DRAIN	425.64'	INV IN = 422.25 (8") INV IN = 422.44 (8") INV OUT = 422.15 (12")
A-127.1	PROP. AREA DRAIN	426.10'	INV OUT = 422.37 (4")
A-128	PROP. PLANT DRAIN	428.27'	INV IN = 422.52 (8") INV OUT = 422.42 (8")
A-128.1	PROP. TRENCH DRAIN	425.95'	INV OUT = 422.74 (4")
A-129	PROP. PLANT DRAIN	428.27'	INV IN = 422.71 (8") INV IN = 422.71 (4") INV OUT = 422.61 (8")
A-130	PROP. PLANT DRAIN	428.27'	INV OUT = 422.80 (8")
EX-1	EX. MANHOLE	421.05'	INV IN = 418.80 (18") INV IN = 412.60 (42") INV IN = 418.45 (18") INV OUT = 412.45 (42")
EX-2	EX. MANHOLE	416.84'	INV IN = 411.72 (30") INV IN = 412.30 (8") INV IN = 413.22 (8") INV OUT = 411.62 (30")

STORM STRUCTURE SCHEDULE			
NAME	TYPE	RIM ELEV. (FT.)	INVERTS
EX-3	EX. MANHOLE	415.24'	INV IN = 408.99' (30") INV OUT = 408.52' (30")
EX-4	EX. MANHOLE	416.52'	INV IN = 404.28' (30") INV IN = 404.28' (48") INV OUT = 389.23' (60")
EX-5	EX. MANHOLE	422.04'	INV IN = 411.89' (42") INV OUT = 407.04' (48")
EX-6	EX. MANHOLE	414.75'	INV IN = 404.97' (48") INV OUT = 404.90' (48")



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TM

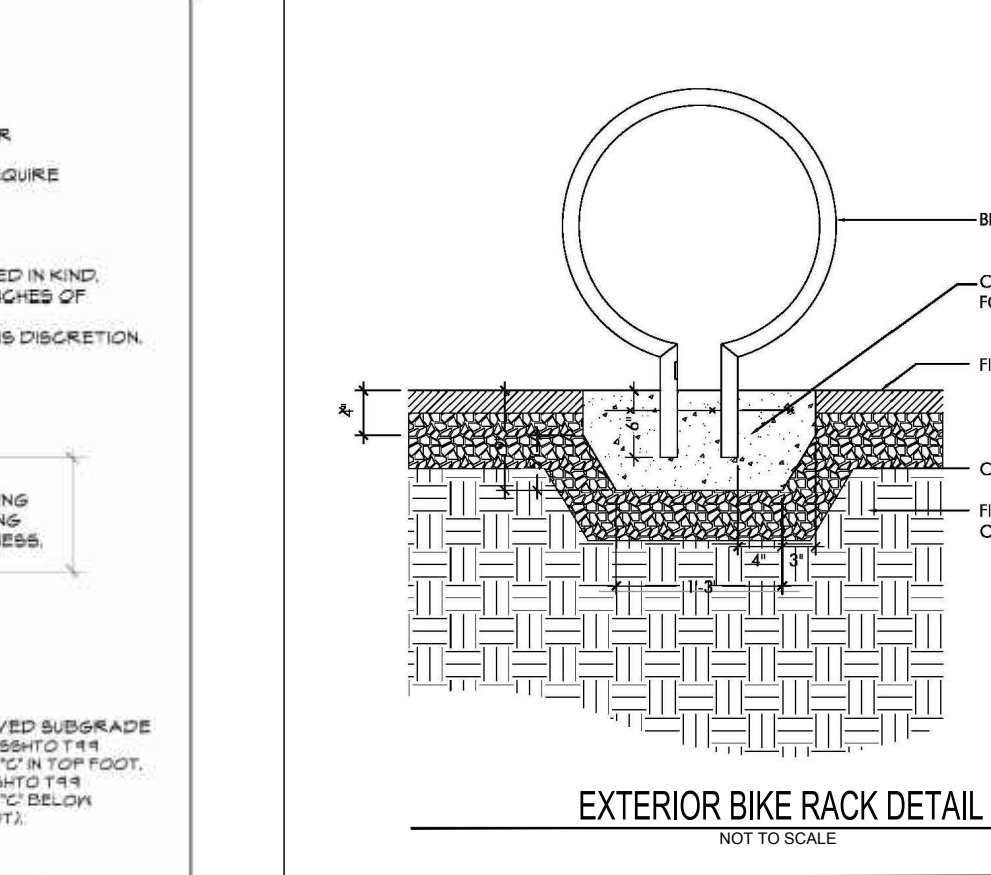
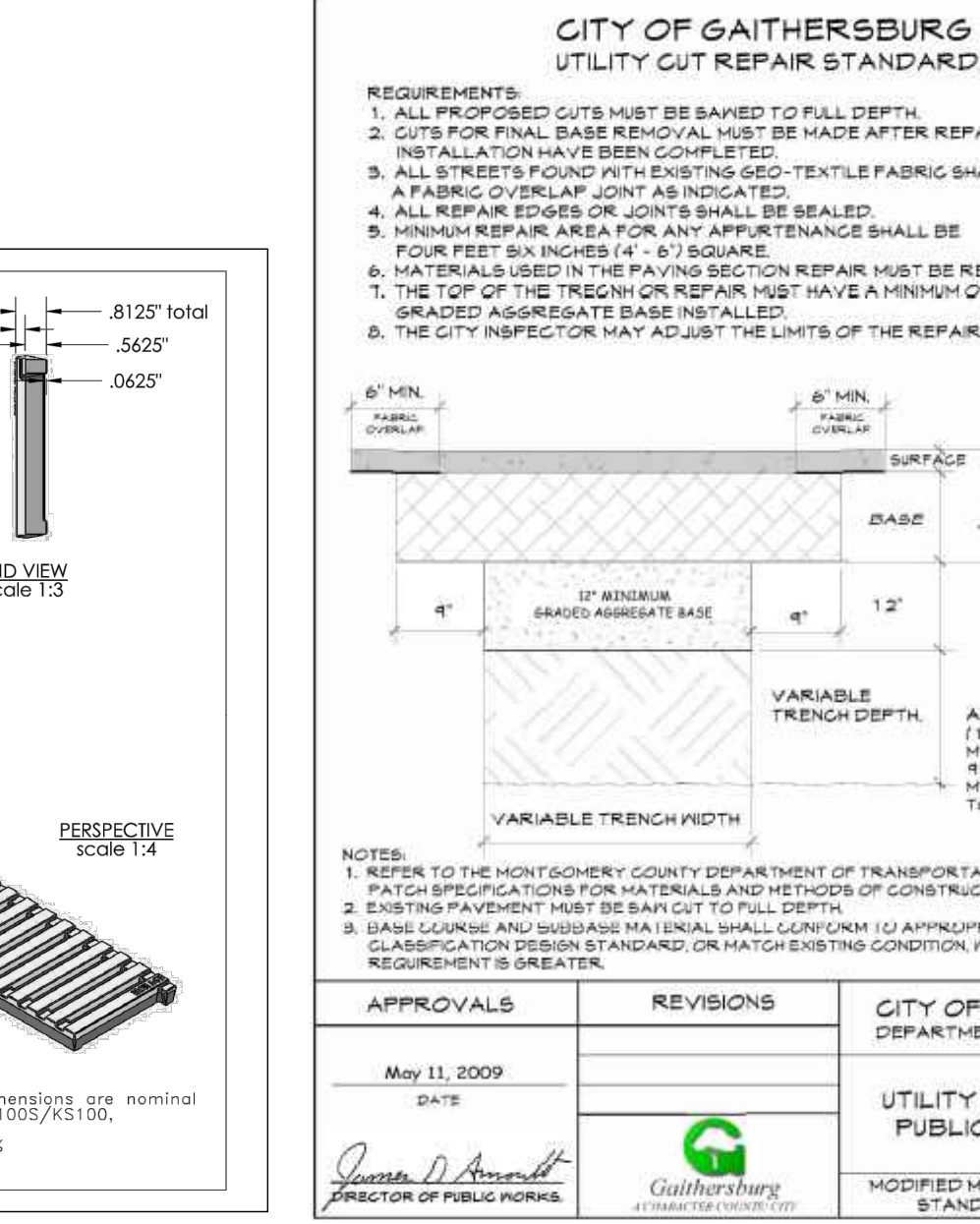
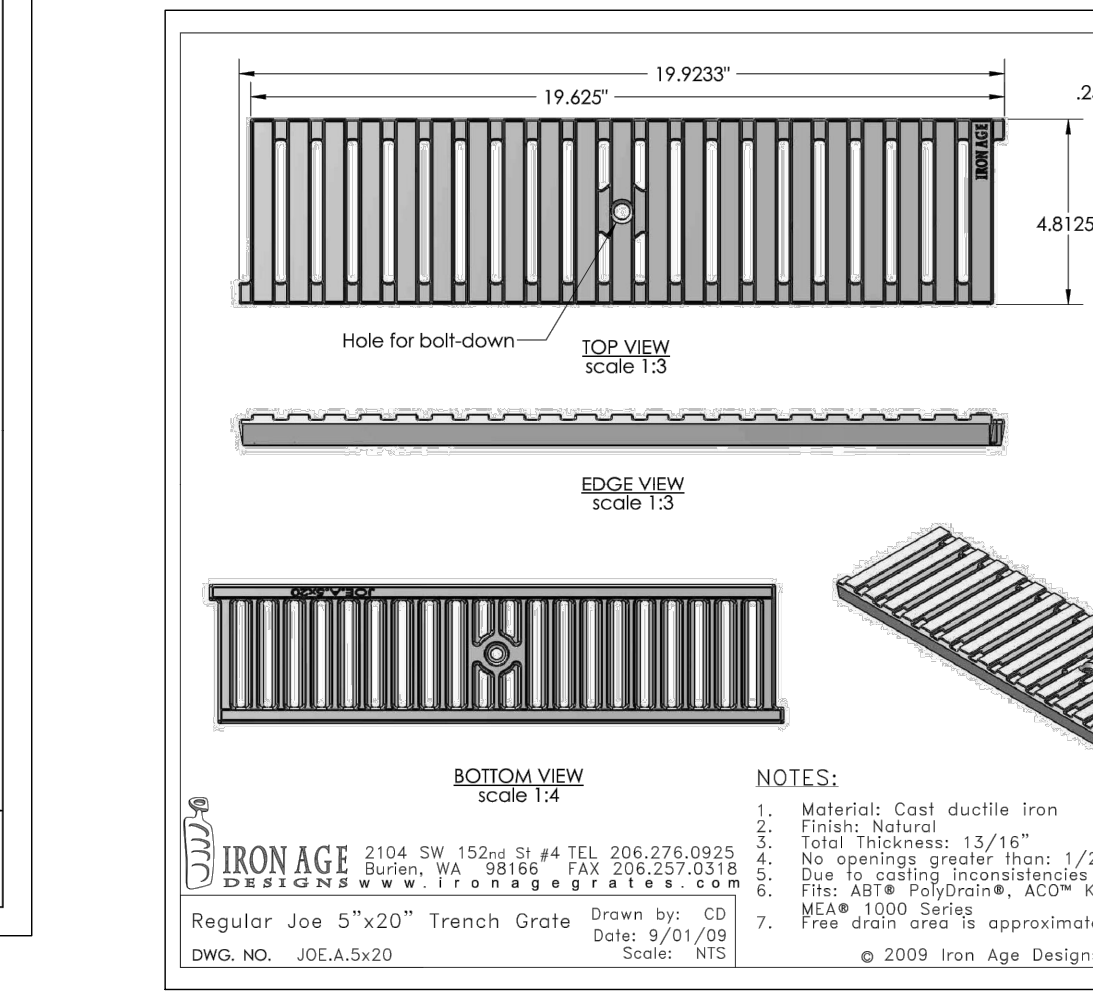
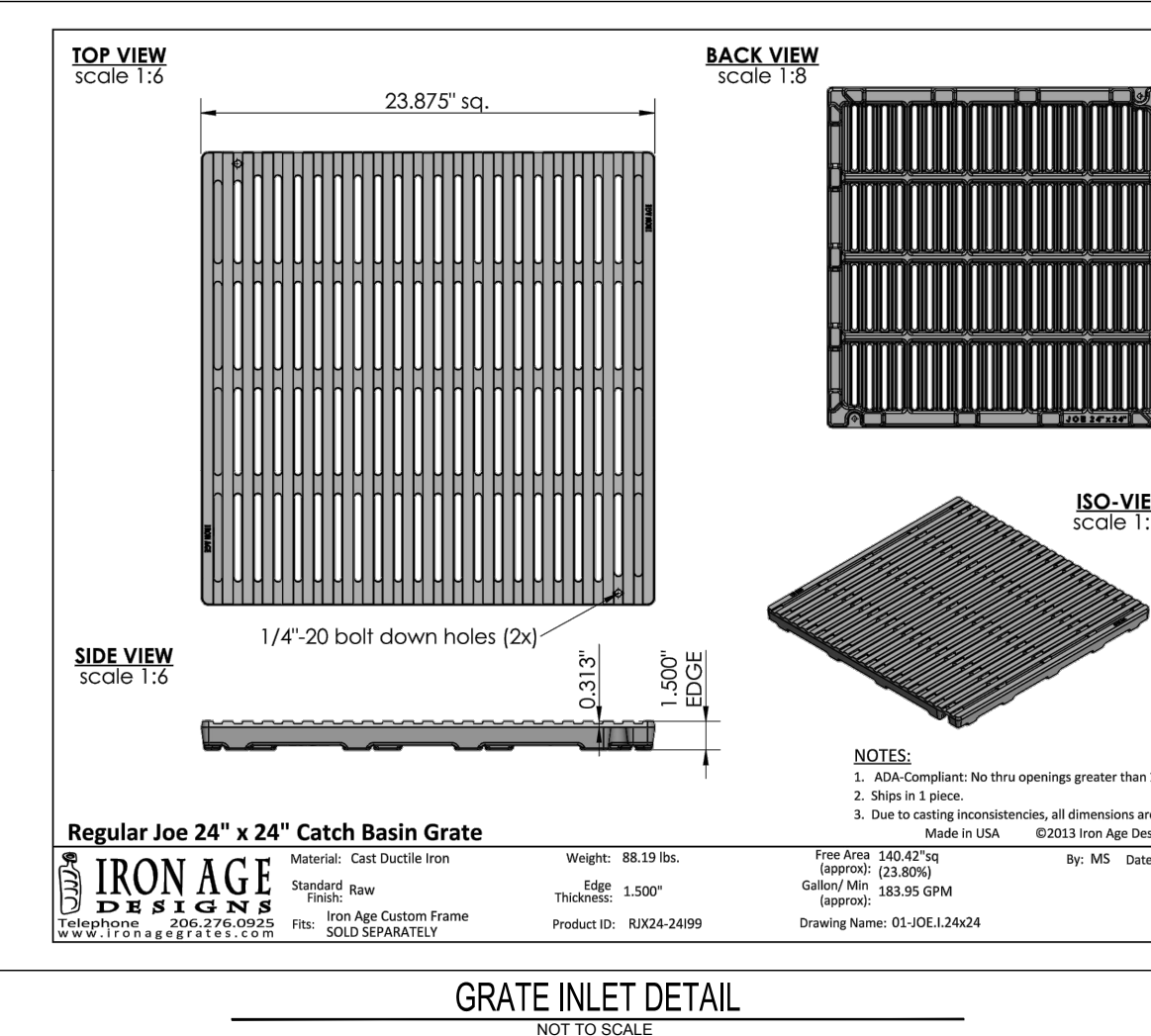
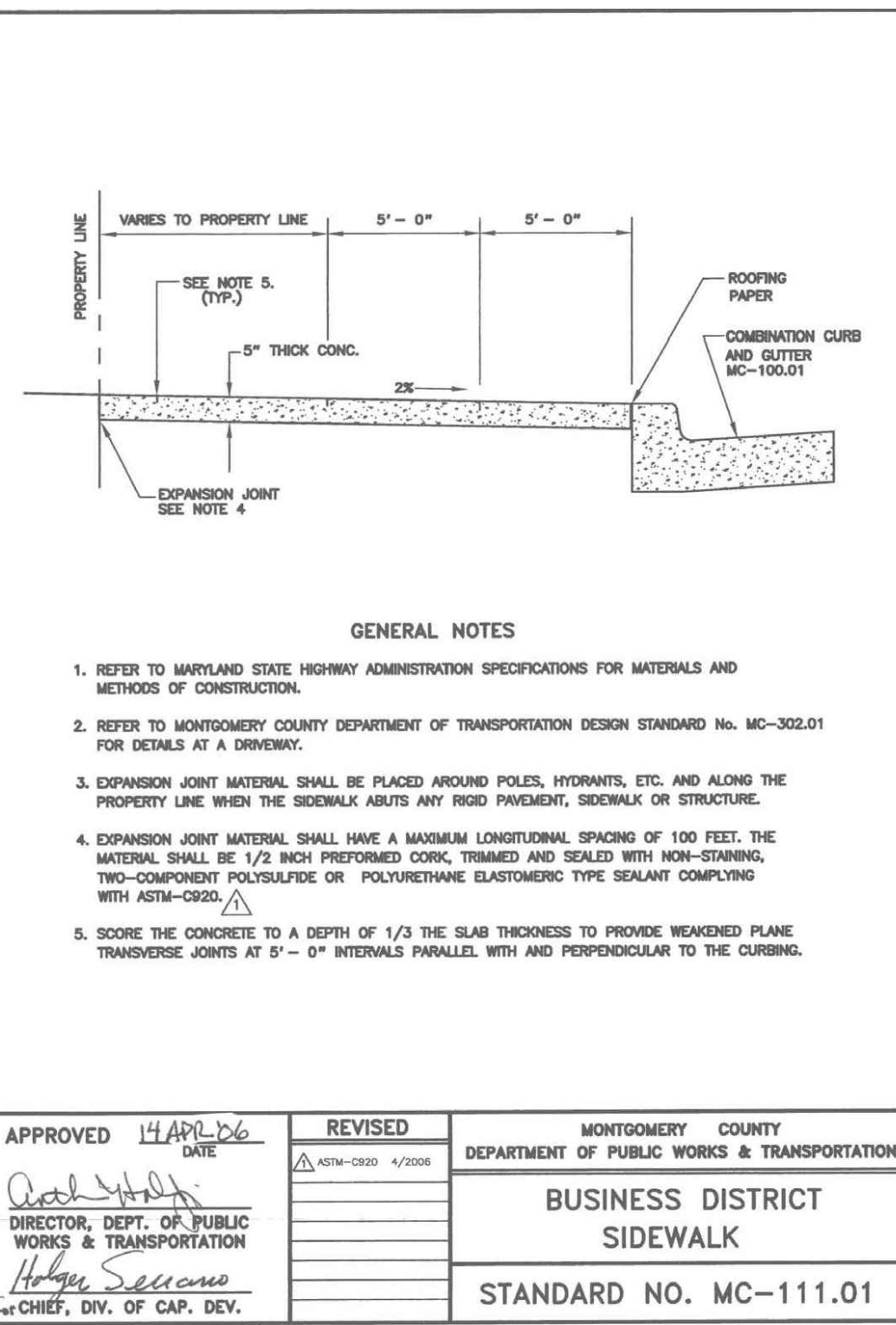
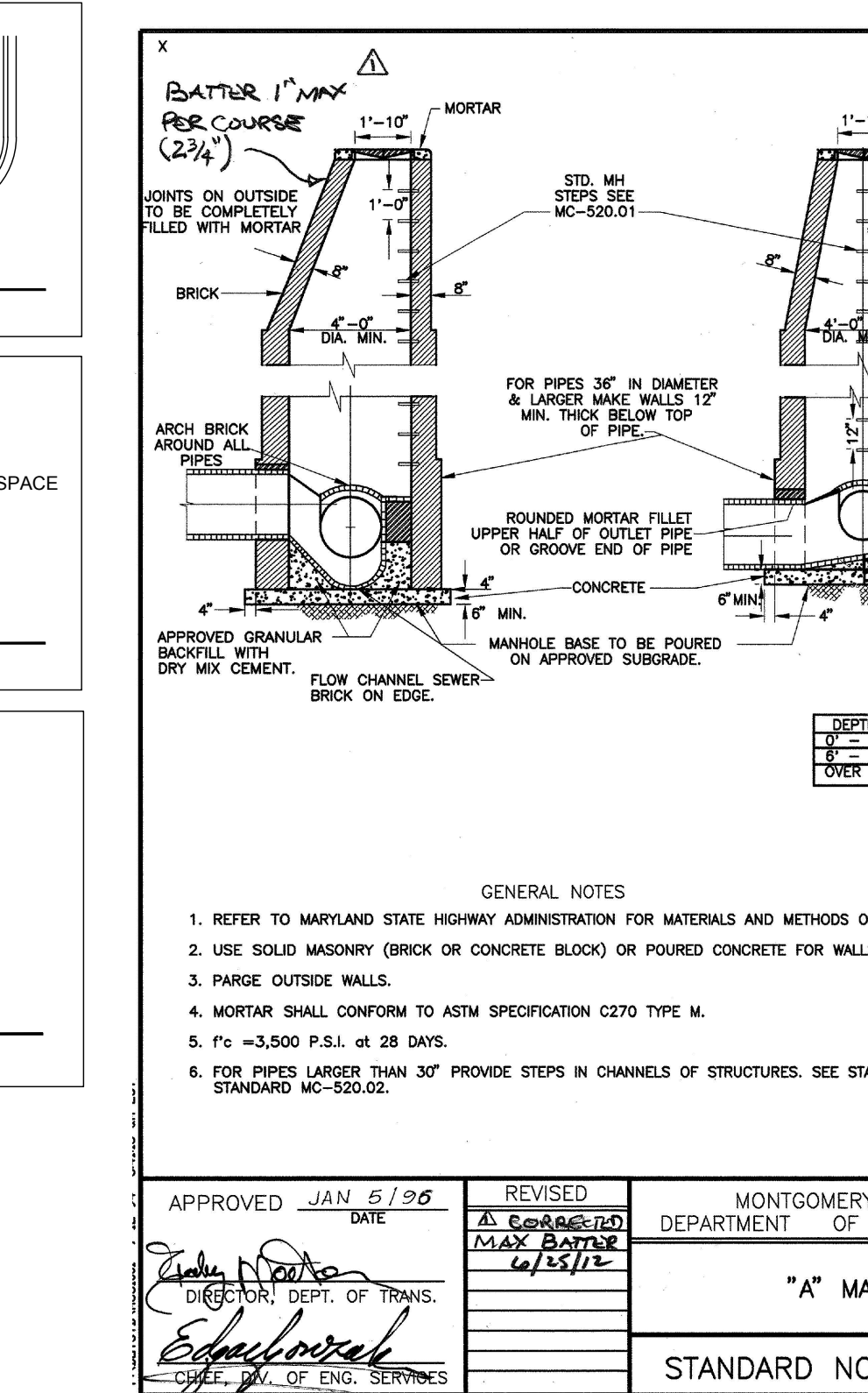
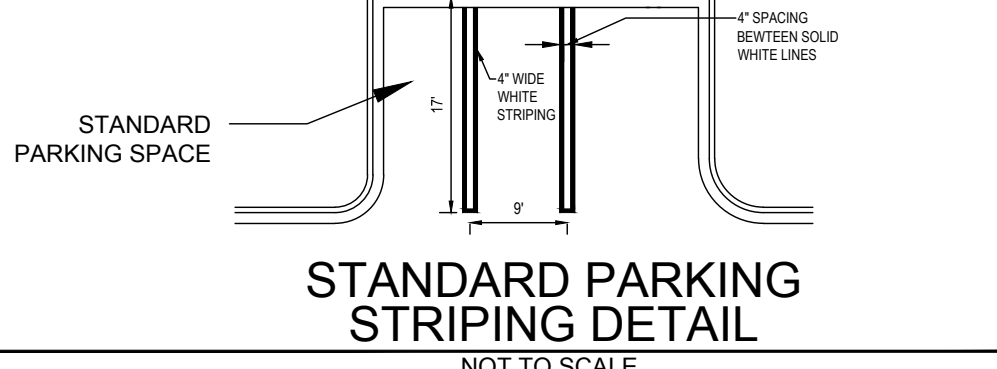
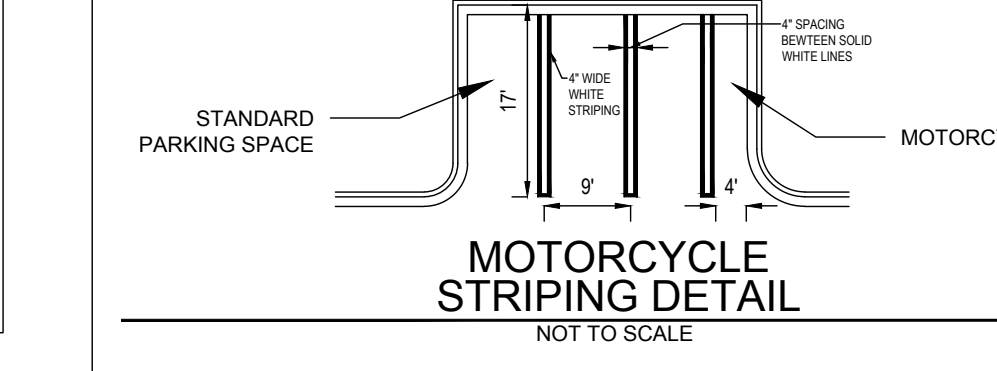
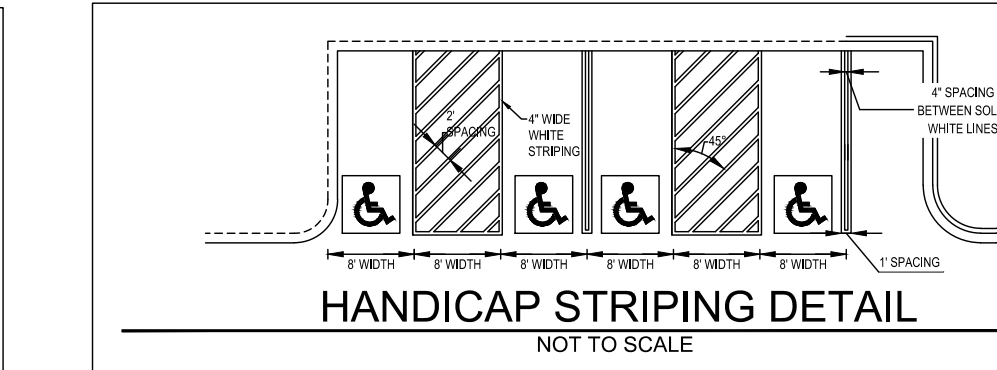
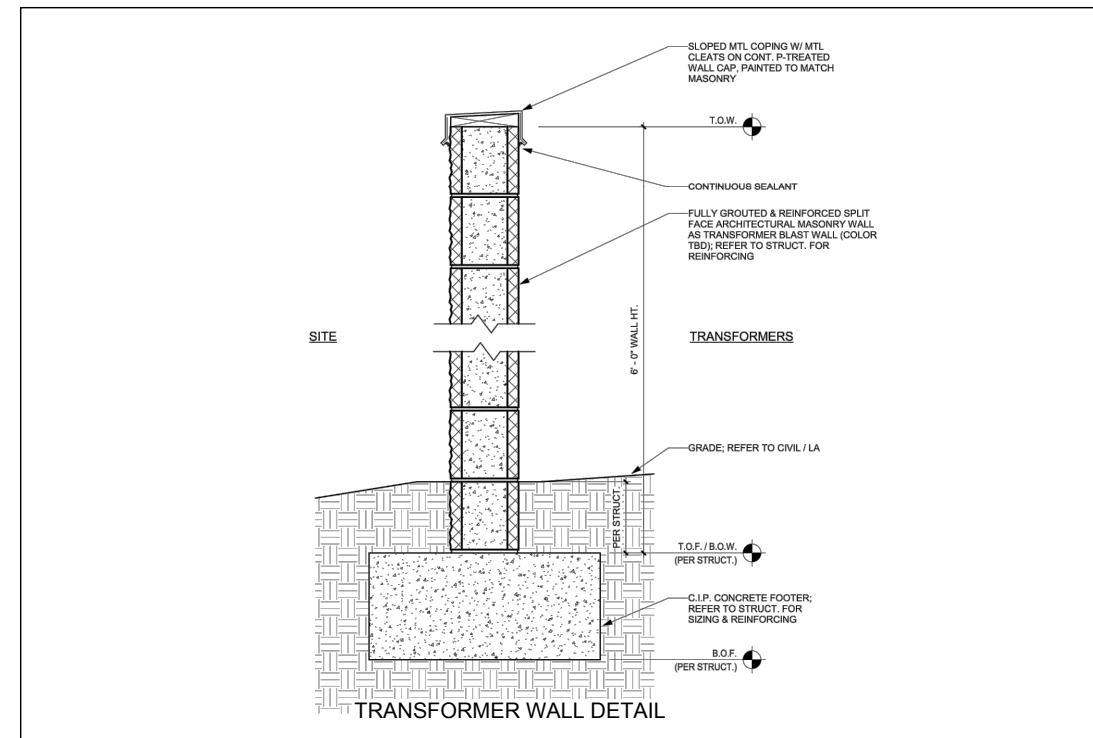
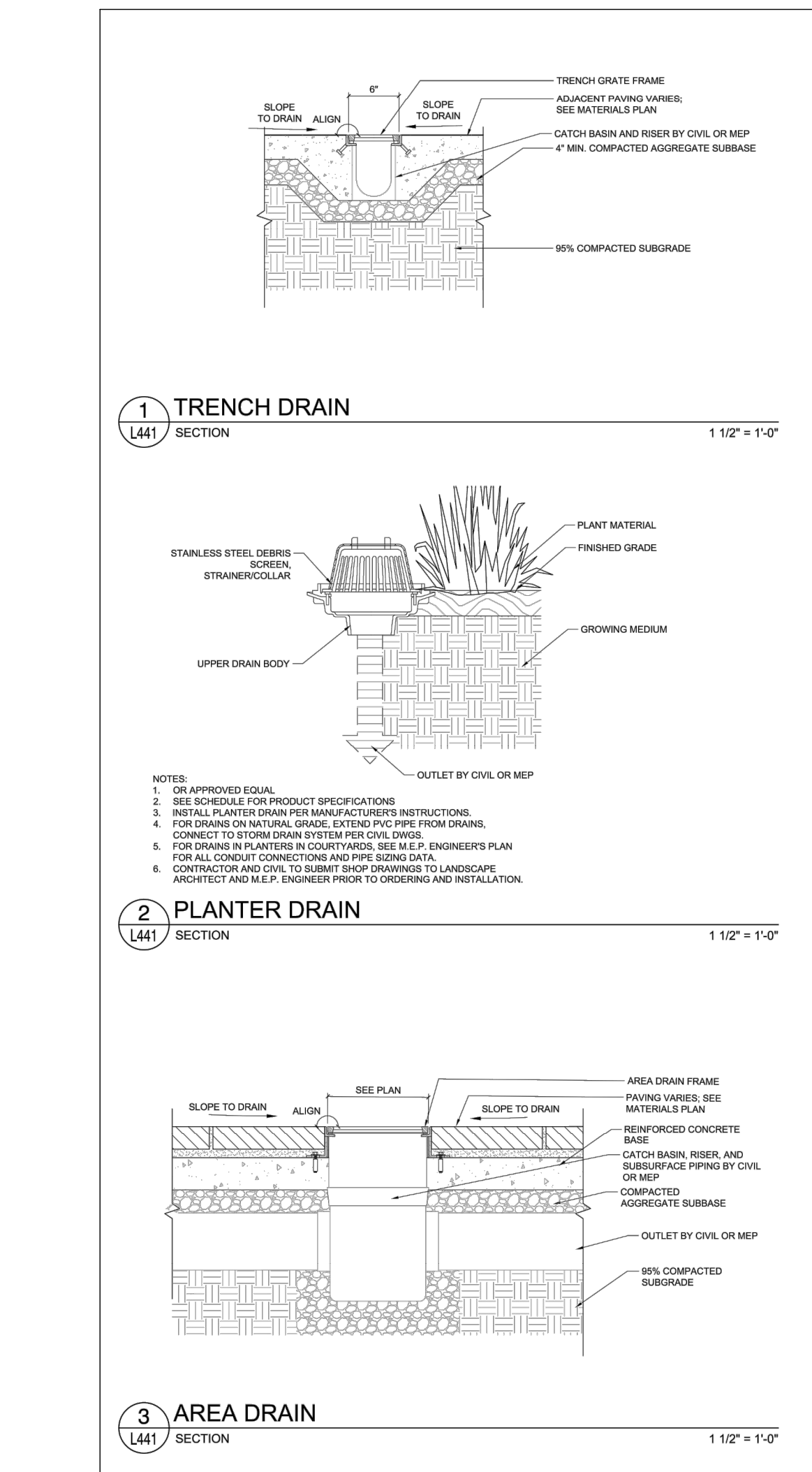
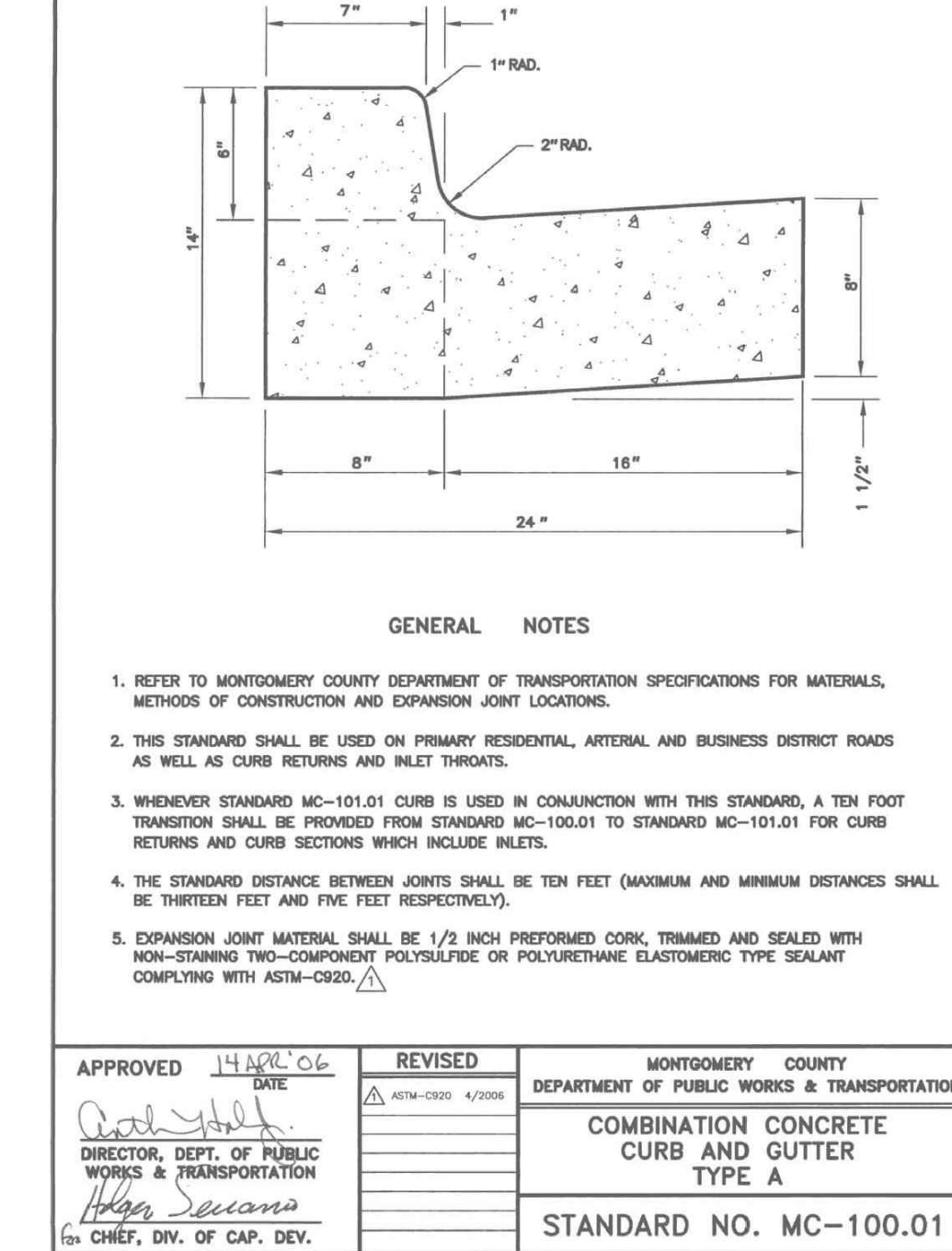
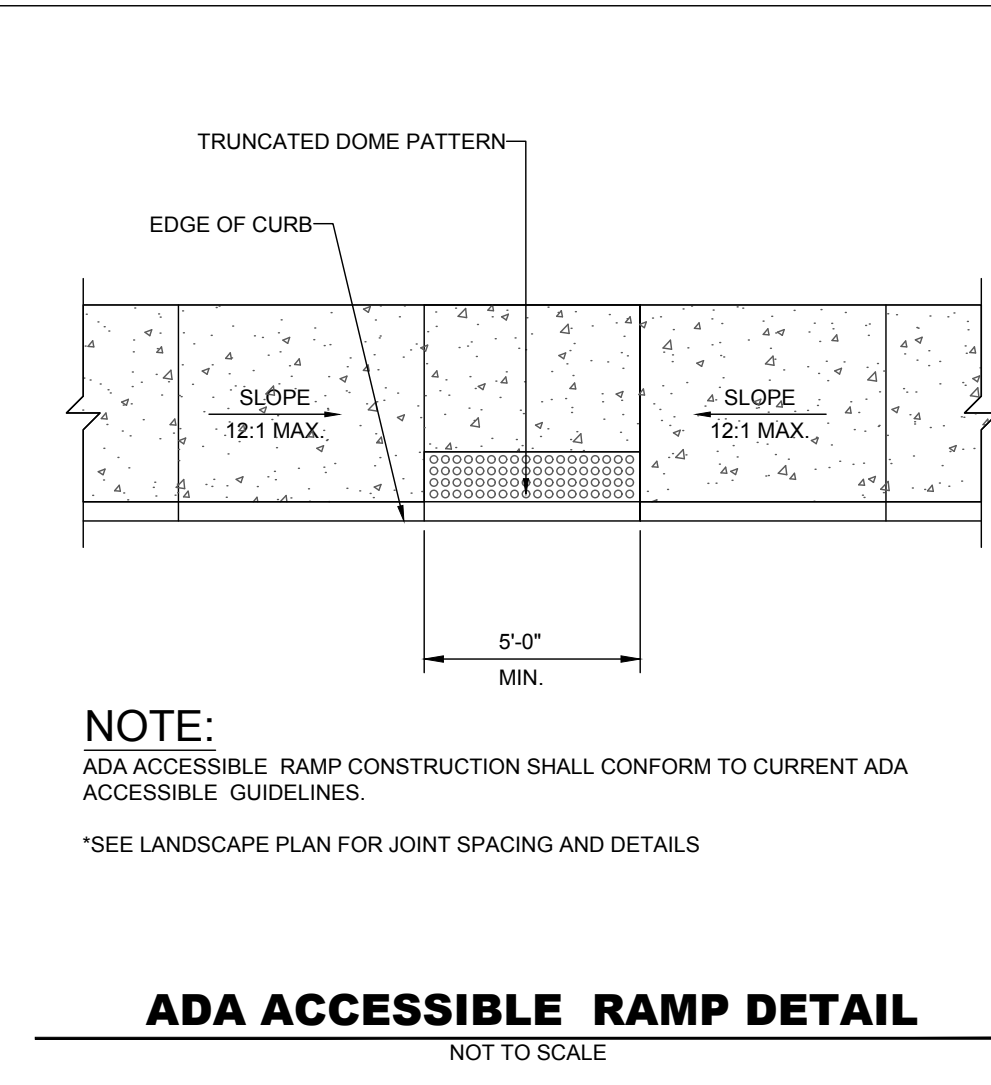
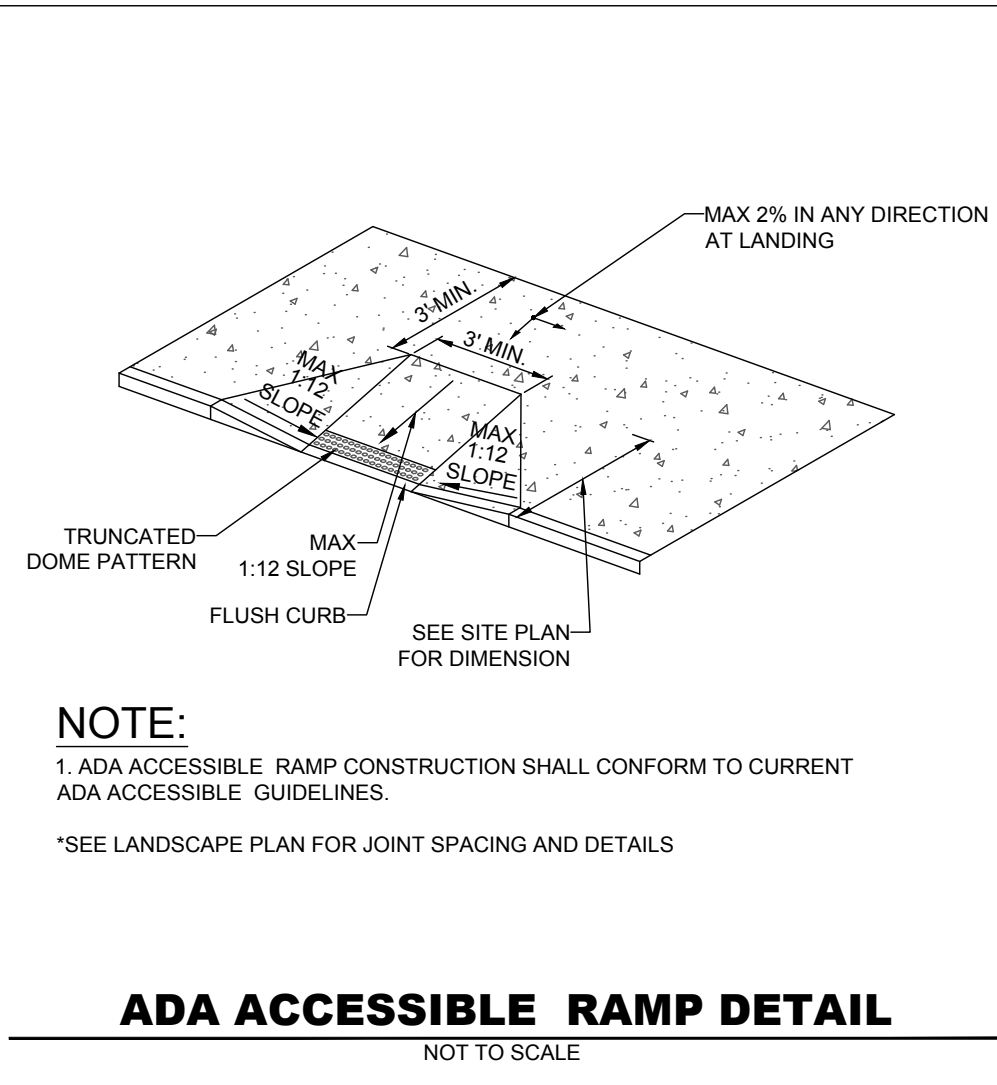
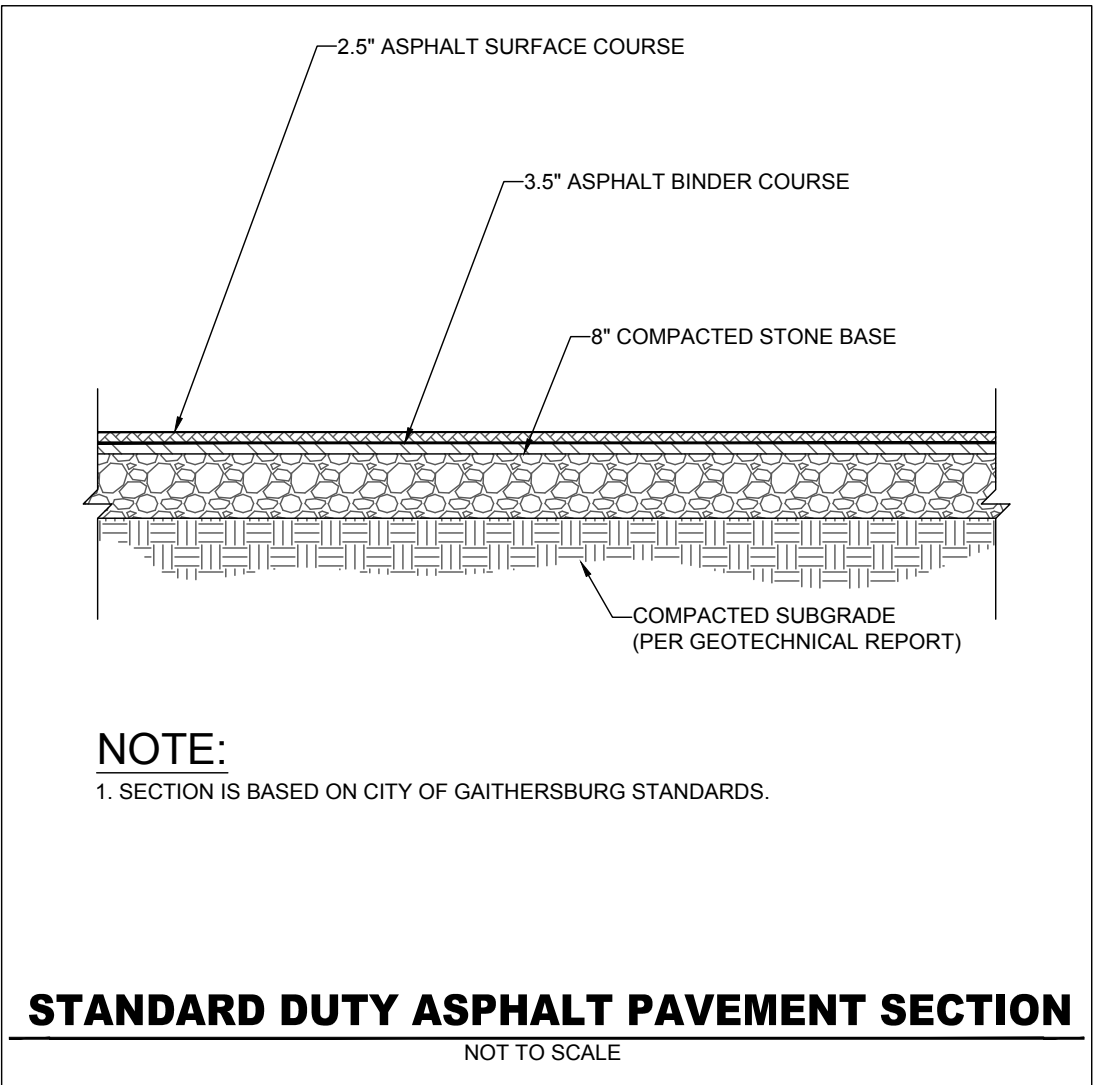
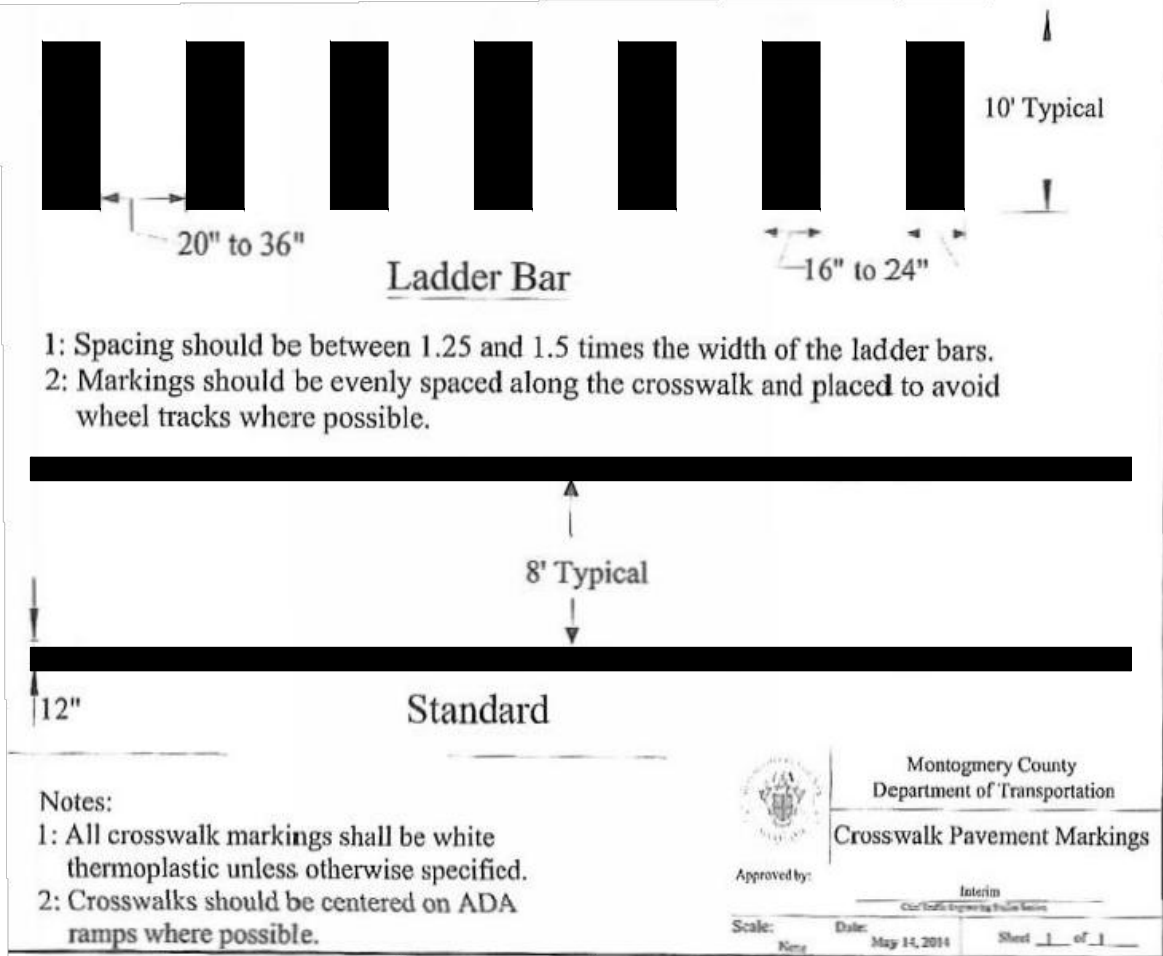
SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
LAND MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

THE EXPERIENCE, SKILL AND CREATIVITY OF THE TEAM ARE PROPORTIONAL AND SHALL BE CAPABLE OF MEETING ANY PROJECT, WHETHER PROJECT REQUIRES AN INNOVATION THROUGH DESIGN, OR A MORE CONVENTIONAL CONSTRUCTION PROJECT.

G. BOHLER

CROWN FARM - Storm Sewer Design																														Sheet 2 of 2							
Designed by: AJH Checked by: NBS										Rainfall Factor: HGL Evaluation Method: MC										Date: 4/1/2021 Project Number: MB102101																	
Structure		Area (Acres) (@ Upstream Structure)		Drainage (Runoff Coef.)		Runoff Q (cfs)		Rate Time (min)		Pipe Slope (%)		Length (ft)		Velocity (ft/s)		Time in Pipe (min)		Depth (ft)		Capacity (cfs)		Slope (%)		Velocity (ft/s)		DS Invert Structure		US Invert Structure		US Rim Elevation		Hydraulic Grade Line Calculations H ₁ (ft) H ₂ (ft) K _c DS Structure Type DS Angle H ₁ (ft) Elev. (ft) Elev. + H (ft) DS HGL Elevation US HGL Elevation					
Upstream	Down-stream	Area (Acres)	Runoff Coef.	Δ CA	Q (cfs)	L ₁ (min)	%	Δ Z	Δ CA	Q (cfs)	Dia (in)	Type	Material	S ₁ Slope (%)	L Length (ft)	V ₁ Vel. (ft/s)	Time in Pipe (min)	d ₁ Depth (ft)	Full Flow Capacity (cfs)	S ₂ Slope (%)	V ₂ Vel. (ft/s)	DS Invert Structure	US Invert Structure	US Rim Elevation	H ₁ (ft)	H ₂ (ft)	K _c	DS Structure Type	DS Angle	H ₁ (ft)	Elev. (ft)	Elev. + H (ft)	DS HGL Elevation	US HGL Elevation			
A-102	A-101	0.001	0.350	0.000	0.00	0.00	5.00																														
A-101	A-100	0.001	0.350	0.000	0.00	0.00	5.00	6.54	0.007	0.009	0.10	6	HDPE	0.012	1.00%	11.64	0.69	0.28	0.000	0.61	0.0000	0.01	415.47	415.59	425.87	0.0000	0.50	Inlet	0	0.0000	415.59	417.05	417.048	417.048			
A-100	A-99	0.036	0.008	0.029	0.19	5.00	6.54	0.001	0.000	0.00	6	HDPE	0.012	1.00%	10.72	3.30	0.05	0.330	0.61	0.4307	2.84	415.33	415.34	425.88	0.0007	0.50	Inlet	0	0.0004	415.34	416.81	417.028	417.028				
A-99	A-98	0.005	0.350	0.002	0.01	5.00	6.54	0.001	0.005	0.42	6	HDPE	0.012	1.00%	10.00	3.34	0.05	0.338	0.61	0.4688	2.16	415.13	415.23	425.80	0.0007	0.83	Inlet	30	0.0001	415.23	416.95	416.950	416.940				
A-98	A-97	0.005	0.350	0.002	0.01	5.00	6.54	0.096	0.067	0.44	6	HDPE	0.012	1.00%	11.53	3.36	0.06	0.300	0.61	0.5134	2.22	415.01	415.13	425.80	0.0002	0.90	Inlet	0	0.0382	415.01	416.84	416.780	416.840				
A-97	A-96	0.005	0.350	0.002	0.01	5.00	6.54	0.191	0.068	0.45	6	HDPE	0.012	1.00%	12.30	3.37	0.06	0.363	0.61	0.5668	2.28	414.89	415.01	425.82	0.0005	0.83	Inlet	30	0.0068	415.01	416.74	416.676	416.742				
A-96	A-85	0.005	0.350	0.002	0.01	5.00	6.54	0.198	0.070	0.46	6	HDPE	0.012	1.00%	28.35	3.39	0.10	0.375	0.61	0.5688	2.33	414.69	414.89	425.44	0.1157	0.50	Inlet	0	0.0423	414.69	416.61	416.493	416.609				
A-85	A-84	0.015	0.350	0.005	0.03	5.00	6.54	0.121	0.075	0.49	6	HDPE	0.012	1.00%	35.25	3.44	0.17	0.400	0.61	0.6152	2.51	414.34	414.69	425.44	0.2317	0.50	Inlet	0	0.0489	414.34	416.59	416.519	416.451				
A-84	A-83	0.015	0.350	0.005	0.03	5.00	6.54	0.136	0.081	0.53	6	HDPE	0.012	1.00%	39.28	3.48	0.15	0.425	0.61	0.7520	2.68	414.04	414.34	425.44	0.2277	0.50	Inlet	0	0.0560	414.04	416.17	415.943	416.170				
A-83	A-82	0.035	0.743	0.028	0.17	5.00	6.54	0.171	0.107	0.70	8	HDPE	0.012	1.00%	16.00	2.78	0.04	0.390	1.57	0.2835	2.00	413.94	414.04	425.40	0.0084	0.92	Inlet	30	0.0570	414.04	415.89	415.887	415.887				
A-82	A-81	0.035	0.743	0.028	0.17	5.00	6.54	0.206	0.133	0.87	8	HDPE	0.012	1.00%	15.00	4.00	0.06	0.433	1.31	0.4388	2.48	413.79	413.94	425.40	0.0688	1.15	Inlet	50	0.1102	413.79	415.80	415.736	415.801				
A-81	A-80	0.098	0.885	0.084	0.55	5.00	6.54	0.088	0.872	4.39	15	HDPE	0.012	1.00%	9.56	6.01	0.03	0.781	7.00	0.3840	3.58	413.69	413.79	425.40	0.0377	0.90	Inlet	0	0.0995	413.69	415.63	415.588	415.625				
A-80	A-19	0.060	0.868	0.048	0.32	5.00	6.54	0.068	0.720	4.71	15	HDPE	0.012	1.00%	9.30	6.12	0.03	0.813	7.00	0.4530	3.84	413.60	413.69	425.40	0.0421	0.22	MH	5	0.0043	413.60	415.61	415.420	415.609				
EX-1	EX-2	0.040	0.000	0.000	0.00	5.00	6.54	1.400	0.881	5.62	42	RCP	0.013	1.00%	55.52	5.62	0.16	0.175	100.61	0.0037	0.50	411.89	412.45	425.35	0.0077	0.63	Inlet	15	0.0033	412.45	415.40	415.394	415.396				
A-99.1	A-99	0.000	0.000	0.000	0.00	5.00																															
A-99.1	A-99	0.005	0.350	0.002	0.01	5.00	6.54	0.005	0.002	0.01	4	HDPE	0.012	1.00%	15.93	1.22	0.22	0.017	0.21	0.0031	0.13	415.23	415.29	426.04	0.0005	0.50	Inlet	0	0.0001	415.23	416.90	416.900	416.900				
A-98.1	A-98	0.000	0.000	0.000	0.00	5.00																															
A-98.1	A-98	0.005	0.350	0.002	0.01	5.00	6.54	0.005	0.002	0.01	4	HDPE	0.012	1.00%	15.93	1.22	0.22	0.017	0.21	0.0031	0.13	415.13	415.29	426.04	0.0005	0.50	Inlet	0	0.0001	415.13	416.78	416.780	416.781				
A-130	A-129	0.000	0.000	0.000	0.00	5.00																															
A-129	A-128	0.079	0.840	0.060	0.43	5.00	6.54	0.079	0.066	0.43	6	HDPE	0.012	1.00%	9.35	3.36	0.05	0.390	0.61	0.5864	2.20	415.37	415.46	428.27	0.0472	0.50	Inlet	0	0.0375	415.37	416.63	416.584	416.631				
A-128	A-127	0.005	0.350	0.002	0.01	5.00	6.54	0.084	0.068	0.44	6	HDPE	0.012	1.00%	9.00	3.37	0.04	0.363	0.61	0.5315	2.26	415.28	415.37	428.27	0.0473	0.50	Inlet	0	0.0395	415.28	416.55	416.499	416.547				
A-127	A-126	0.100	0.845	0.085	0.55	5.00	6.54	0.184	0.102	1.00	8	HDPE	0.012	1.00%	17.22	4.12	0.07	0.400	1.31	0.5786	2.85	415.11	415.28	428.27	0.0896	0.90	Inlet	0	0.0632	415.11	416.46	416.360	416.460				
A-126	A-125	0.120	0.868	0.091	0.63	5.00	6.54	0.240	0.163	1.03	12	HDPE	0.012	1.00%	16.66	4.89	0.06	0.460	1.36	0.7784	2.88	414.94	415.11	428.24	0.0927	0.90	Inlet	0	0.0334	414.94	416.30	416.267	416.297				
A-125	A-124	0.005	0.350	0.002	0.01	5.00	6.54	0.309	0.251	1.64	12	HDPE	0.012	1.00%	17.89	4.69	0.06	0.425	1.36	0.1869	2.69	414.76	414.94	425.83	0.0326	0.50	Inlet	0	0.0339	414.76	416.23	416.201	416.234				
A-124	A-123	0.005	0.350	0.002	0.01	5.00	6.54	0.339	0.263	1.72	12	HDPE	0.012	1.00%	16.06	4.74	0.06	0.425	1.36	0.1863	2.18	414.53	414.76	425.83	0.0448	0.50	Inlet	0	0.0368	414.53	416.17	416.122	416.157				
A-123	A-122	0.005	0.350	0.002	0.01	5.00	6.54	0.344	0.263	1.71	12	HDPE	0.012	1.00%	9.37	4.74	0.03	0.425	1.36	0.1990	2.19	414.44	414.53	425.50	0.0187	0.50	Inlet	0	0.0373	414.44	416.09	416.067	416.086				
A-122	A-121	0.050	0.680	0.034	0.22	5.00	6.54	0.474	0.364	2.38	12	HDPE	0.012	1.00%	22.25	5.14	0.07	0.400	1.36	0.3759	3.03	414.06	414.28	425.50	0.0845	0.50	Inlet	0	0.0712	414.06	415.92	415.836	415.928				
A-121	A-80	0.050	0.680	0.034	0.22	5.00	6.54	0.524	0.388	2.60	12	HDPE	0.012	1.00%	21.00	5.27	0.07	0.400	1.36	0.4562	3.37	413.85	414.06	425.50	0.0954	0.50	Inlet	0	0.0692	413.85	415.76	415.688	415.765				
A-80	A-79	0.070	0.821	0.064	0.38	5.00	6.54	0.584	0.455	2.98	12	HDPE	0.012	1.00%	16.10	5.40	0.07	0.790	3.86	0.5951	3.79	413.69	413.85	425.50	0.0958	0.50	Inlet	0	0.1116	413.69	415.58	415.488	415.584				
A-124.5	A-124.4	0.005	0.350	0.002	0.01	5.00	6.54	0.005	0.000	0.00	4	HDPE	0.012	1.00%	5.19	1.22	0.07	0.017	0.21	0.0031	0.13	415.31	415.38	415.86	425.44	0.0002	0.50	Inlet	0	0.0001	415.38	416.08	416.084	416.085			
A-124.4	A-124.3	0.005	0.350	0.002	0.01	5.00	6.54	0.005	0.000	0.00	4	HDPE	0.012	1.00%	5.19	1.22	0.07	0.017	0.21	0.0031	0.13	415.21	415.28	415.86	425.44	0.0002	0.50	Inlet	0	0.0001	415.28	415.98	415.984	415.985			
A-124.3	A-124.2	0.005	0.350	0.002	0.01	5.00	6.54	0.005	0.000	0.00	4	HDPE	0.012	1.00%	5.19	1.22	0.07	0.017	0.21	0.0031	0.13	415.11	415.18	415.86	425.44	0.0002	0.50	Inlet	0	0.0001	415.18	415.88	415.884	415.885			
A-124.2	A-124.1	0.005	0.350	0.002	0.01	5.00	6.54	0.005	0.000	0.00	4	HDPE	0.012	1.00%	5.19	1.22	0.07	0.017	0.21	0.0031	0.13	415.01	415.08	415.86	425.44	0.0002	0.50	Inlet	0	0.0001	415.08	415.80	415.804	415.805			
A-124.1	A-124.0	0.005	0.350	0.002	0.01	5.00	6.54	0.005	0.000	0.00	4	HDPE	0.012	1.00%	5.19	1.22	0.07	0.017	0.21	0.0031	0.13	414.91	414.98	415.86	425.44	0.0002	0.50	Inlet	0	0.0001	414.98	415.78	415.784	415.785			
A-81	A-80	0.098	0.885	0.084	0.55	5.00	6.54	0.087	0.872	4.39	15	HDPE	0.012	1.00%	9.56	6.01	0.03	0.781	7.00	0.3840	3.58	413.69	413.79	425.40	0.0377	0.90	Inlet	0	0.0995	413.69	415.63	415.588	415.625				
A-80	A-79	0.070	0.821	0.064	0.38	5.00	6.54	0.087	0.872	4.39	15	HDPE	0.012	1.00%	9.56	6.01	0.03	0.781	7.00	0.3840	3.58	413.69	413.79	425.40	0.0377	0.90	Inlet	0	0.0995	413.69	415.63	415.588	415.625				
A-79	A-78	0.067	0.550	0.023	0.15	5.00	6.54	0.067	0.023																												



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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FINAL SITE PLAN

FOR

FRH REALTY, LLC

LOCATION OF SITE:
333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A

BOHLER

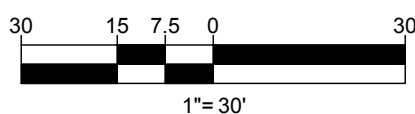
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

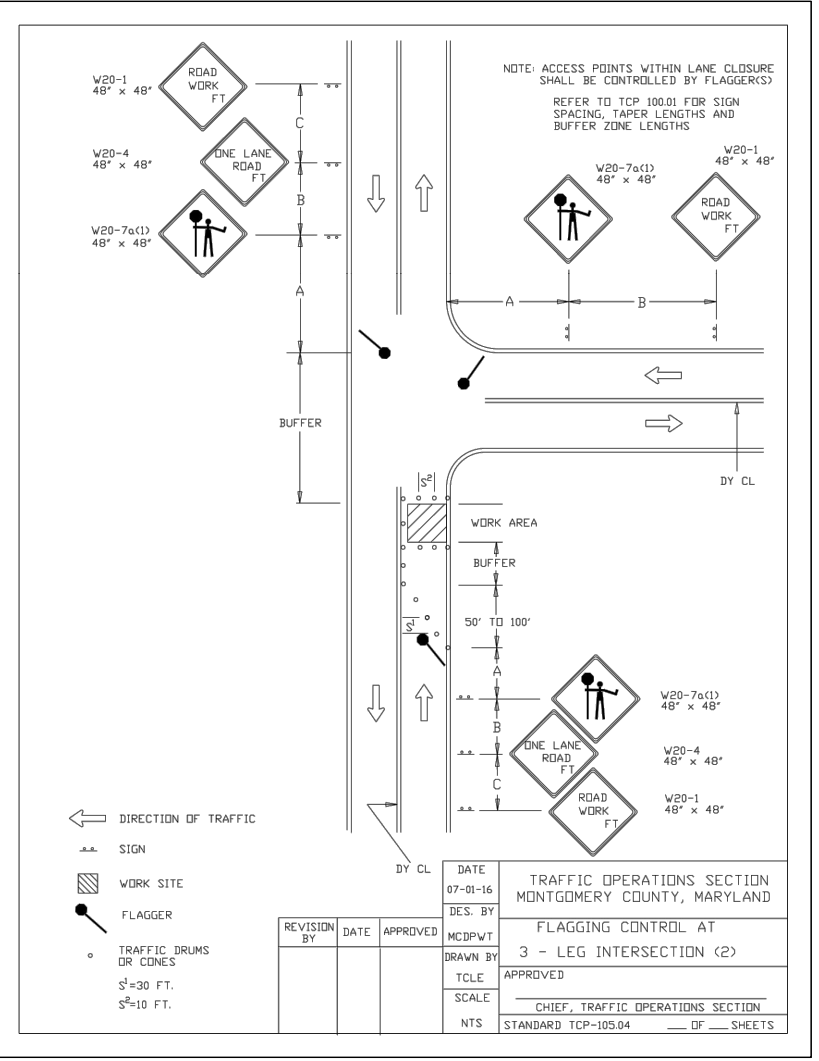
NICHOLAS B. SPEACH

PROFESSIONAL ENGINEER
LICENSE NO. 42083, EXPIRATION DATE: 6/14/2023

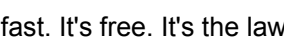
SITE DETAILS

SHEET NUMBER:
112-1
ORG. DATE - 11/18/20





1. INSTALL TRAFFIC CONTROL DEVICES AND APPROPRIATE SIGNAGE FOR ROADWORK ALONG SOUTHBOUND ELLINGTON BOULEVARD, SOUTHBOUND ROAD CLOSURE TO REMAIN FOR THE DURATION OF CONSTRUCTION. (1 DAY)
2. SAWCUT ROADWAY AS NEEDED TO BEGIN EXCAVATION WITHIN WORK ZONE ALONG ELLINGTON BOULEVARD. (1 DAY)
3. COMPLETE UTILITY WORK IN THE RIGHT OF WAY. ONE LANE TO BE CLOSED AT A TIME FOR A DURATION OF THREE DAYS EACH. (3 DAYS)
4. REMOVE TEMPORARY TRAFFIC CONTROL DEVICES AND COVER SIGNAGE ALONG ELLINGTON BOULEVARD AND OPEN THE ROADWAY TO NORMAL TRAFFIC OPERATIONS. SIDEWALK AND PARKING SPACE CLOSURE TO REMAIN.

[illegible]

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PROJECT No.:	MB192187
DRAWN BY:	AJH
CHECKED BY:	NBS
DATE:	11/18/20
PLD I.D.:	SS0

OBJECT:

FOR -

FRH REALTY, LLC

LOCATION OF SITE:

33 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A

16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
MD@BohlerEng.com

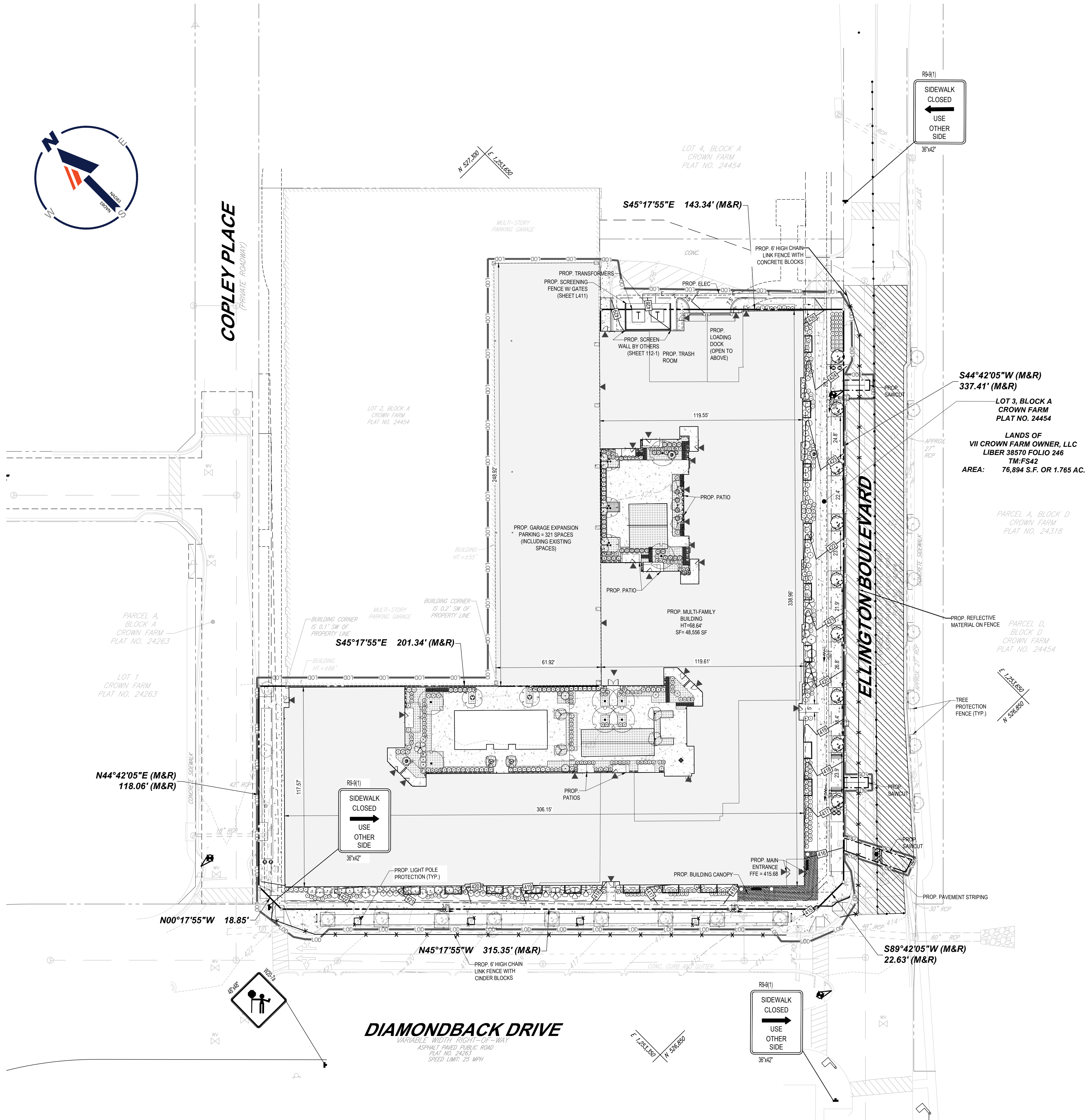
NICHOLAS B. SPEACH
7/28/21
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40263
PROFESSIONAL CERTIFICATION
I, NICHOLAS B. SPEACH HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

EET TITLE:

SHEET NUMBER

13-2

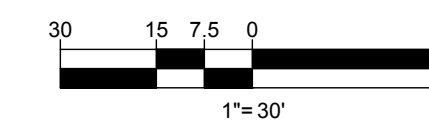
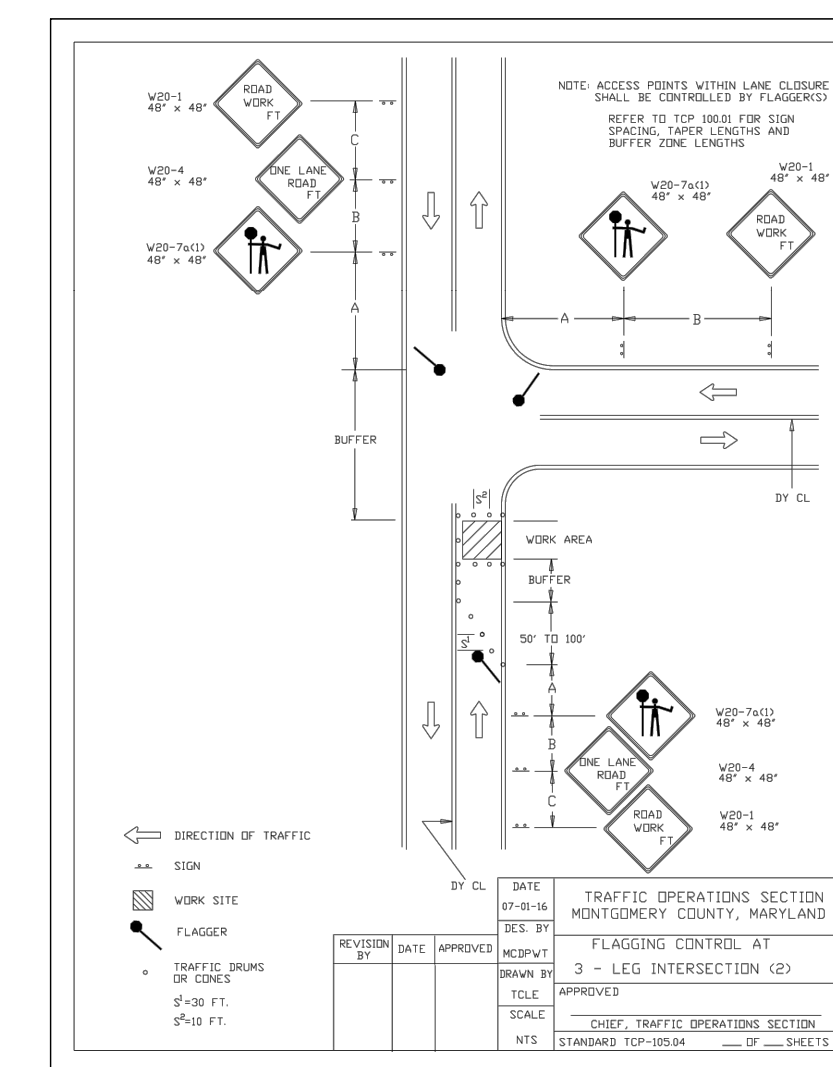
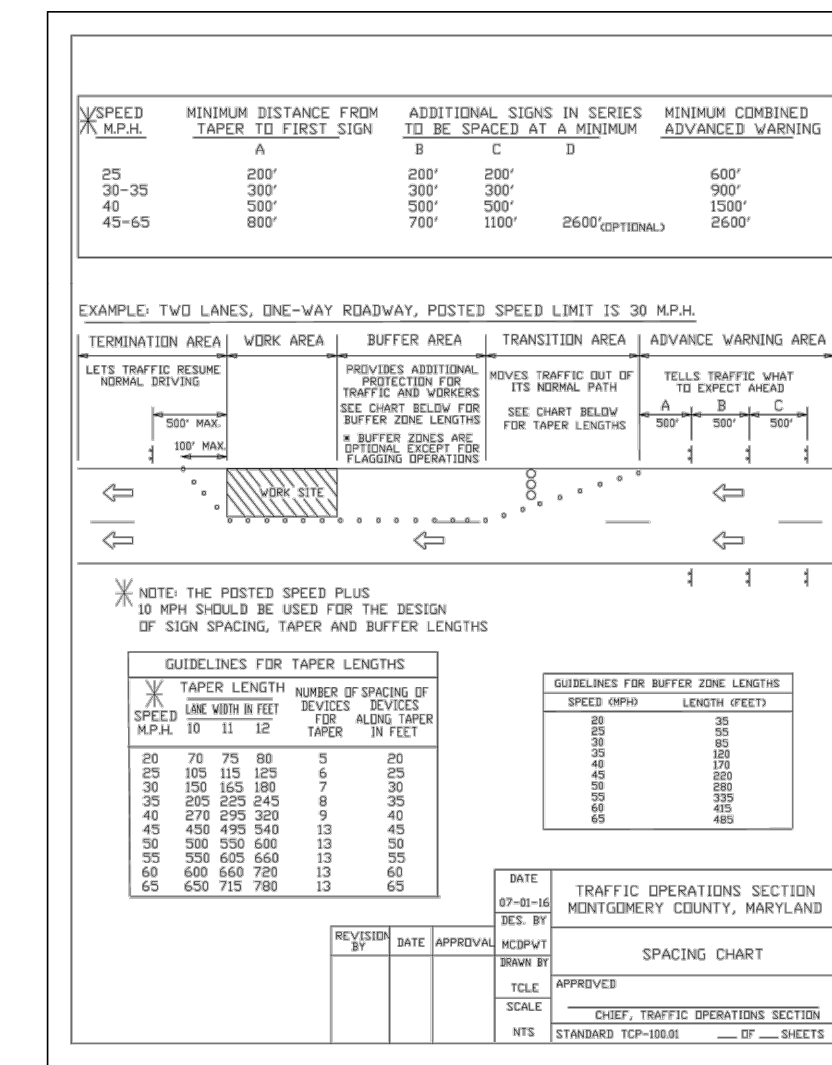
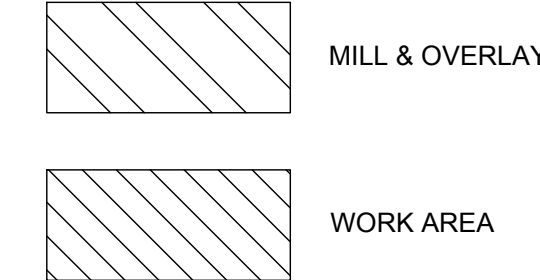
ORG. DATE - 11/18/20



MAINTENANCE OF TRAFFIC SEQUENCE PHASE IIB:

1. INSTALL TRAFFIC CONTROL DEVICES AND APPROPRIATE SIGNAGE FOR ROADWORK ALONG SOUTHBOUND ELLINGTON BOULEVARD. (1 DAY)
2. COMPLETE MILL AND OVERLAY WORK. (1 WEEK)
3. REMOVE TEMPORARY TRAFFIC CONTROL DEVICES AND SIGNAGE ALONG ELLINGTON BOULEVARD AND OPEN THE ROADWAY TO NORMAL TRAFFIC OPERATIONS.

HATCH LEGEND:



REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT NO.: MB192187
DRAWN BY: AJH
DATE: 11/18/20
CAD ID: SSD

PROJECT:

FINAL SITE PLAN

FOR

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A

BOHLER

16701 Melford Blvd., Suite 310
Bowie, Maryland 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com



SHEET TITLE:

MAINTENANCE OF TRAFFIC PLAN PHASE IIB

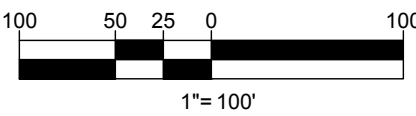
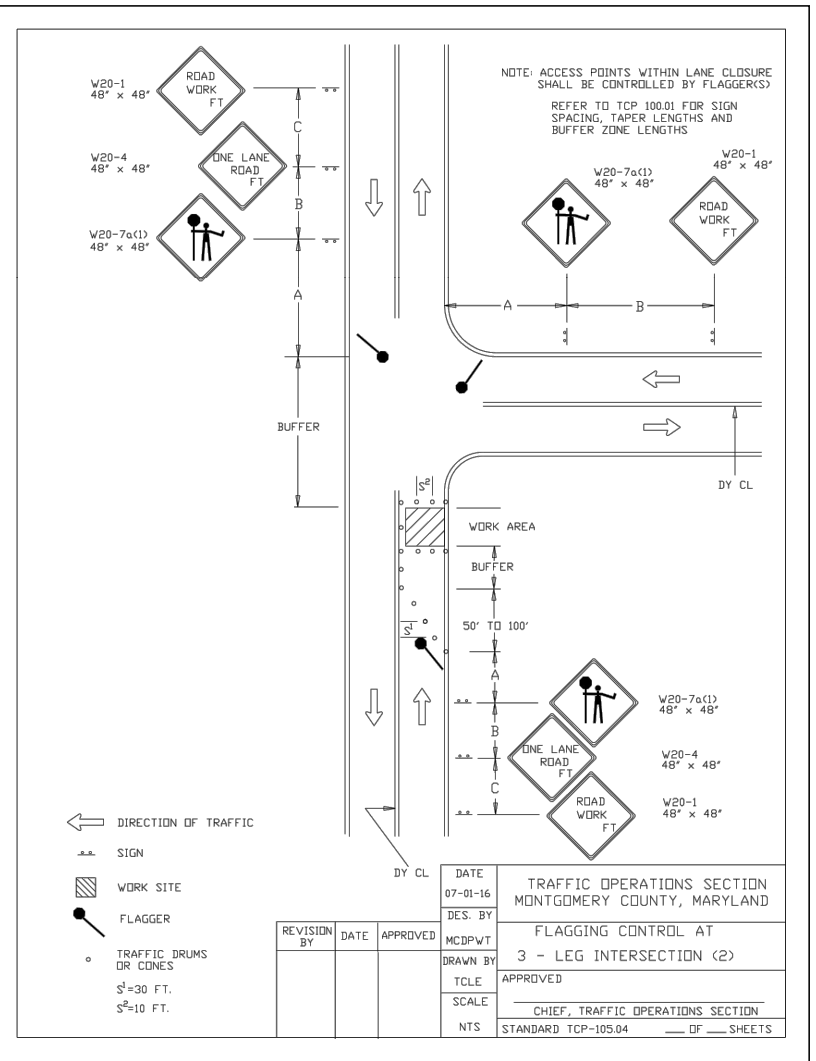
SHEET NUMBER:

113-3B

ORG. DATE - 11/18/20



1. INSTALL TRAFFIC CONTROL DEVICES AND APPROPRIATE SIGNAGE FOR SIDEWALK AND PARKING SPACE CLOSURE TO REMAIN FOR THE DURATION OF CONSTRUCTION.
2. SAWCUT ROADWAY AS NEEDED FOR UTILITY WORK WITHIN ELLINGTON BOULEVARD. COMPLETE UTILITY WORK IN THE RIGHT OF WAY. ONE LANE TO BE CLOSED AT A TIME FOR A DURATION OF THREE DAYS EACH. (3 DAYS)
3. REMOVE TRAFFIC CONTROL DEVICES AND COVER ALL APPROPRIATE SIGNAGE.
4. COMPLETE ALL SITE WORK INCLUDING THE INSTALLATION OF CURB, GUTTER, STORM PIPE, WATER AND SEWER AS SHOW. (6 MONTHS)
5. UPON COMPLETION OF WORK, UNCOVER ALL SIGNAGE AND MILL AND OVERLAY ELLINGTON BOULEVARD IN TWO PHASES FOR A DURATION OF 1 WEEK PER PHASE.
6. REMOVE TEMPORARY TRAFFIC CONTROL DEVICES ALONG ELLINGTON BOULEVARD AND OPEN THE ROADWAY TO NORMAL TRAFFIC OPERATIONS.

[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

_____ FOR _____

LOCATION OF SITE:
333 ELLINGTON BOULEVARD
GAITHERSBURG, MD 20878
LOT 3, BLOCK A

NICHOLAS B. SPEACH
728/21
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 40263
PROFESSIONAL CERTIFICATION
I, NICHOLAS B. SPEACH HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023.

SHEET NUMBER: _____

ORG. DATE - 11/18/20